



8, Tavern Way, Alford

£185,000



2



1



2

Willsons
— SINCE 1842 —

8, Tavern Way,
Willoughby, Alford,
Lincolnshire, LN13 9NY

"AGENT'S COMMENTS"

Situated in the popular village of Willoughby at the foot of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty, close to the Market Town of Alford and with walking distance of the local primary school and village green. Offering well proportioned 'L' shaped living room with sliding door to the patio, master bedroom with ensuite, private rear garden, garage and driveway. Benefitting from new carpets throughout, uPVC double glazing, oil fired central heating and no onward chain.

LOCATION

Willoughby with its primary school is situated on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The Market Town of Alford can be found approx. 3 miles north with a range of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. It has variety of shops both independent & national, eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford's market days are Tuesdays & Fridays with Craft Markets held periodically. There is a range of clubs & societies for various ages.



Willsons
SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | E. alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front of Property

Open-plan frontage with area of lawn, mature shrubs and flowers, concrete driveway leading to garage and property boundaries of fencing.

Entrance Hallway

12'7" x 5'0" (3.84m x 1.53m)

Hallway with uPVC door, full-height storage/cloakroom cupboards, radiator, loft hatch and carpeted flooring.

Living Dining Room

22'10" reducing to 11'1" x 19'5" (6.97m reducing to 3.38m x 5.93m)

Well proportioned 'L' shaped room with two radiators, electric fire, sliding patio door leading to the rear garden, window to the rear of the property and carpeted flooring.

Kitchen

12'2" x 9'10" (3.73m x 3m)

With wall and base units, sink with mixer tap and drainer, space and plumbing for washing machine and dishwasher, ceramic hob with integrated extractor hood, integrated double electric oven, radiator, serving hatch, door leading to the side of the property, window to the side of the property and vinyl flooring.

Bedroom One

12'8" x 10'11" (3.87m x 3.34m)

With built-in bedroom fitment with storage cupboards, radiator, window to the front of the property and carpeted flooring.

En-Suite

9'3" x 3'9" (2.83m x 1.16m)

With WC, wash basin, shower cubicle with electric shower, extractor fan, tiled walls, window to the side of the property and carpeted flooring.

Bedroom Two

10'7" x 9'10" (3.24m x 3.01m)

With radiator, window to the front of the property and carpeted flooring.

Bathroom

9'9" x 8'6" (2.99m x 2.6m)

With WC, wash basin, bidet, bath with direct feed shower, radiator, airing cupboard housing the hot water cylinder, tiled walls, window to the side of the property and carpeted flooring.

Rear Garden

Set to lawns with concrete slabbed patio area, concrete pathways to both sides of the property, garden shed, discreted oil tank and property boundaries of hedging and fencing.

Garage

20'4" x 11'5" (6.2m x 3.5m)

With up and over door, light and power, personnel door and window to the rear, Camray oil fired central heating boiler and concrete flooring.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed in the property.

Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating 'D'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0380-2095-1270-2097-7515

Viewing

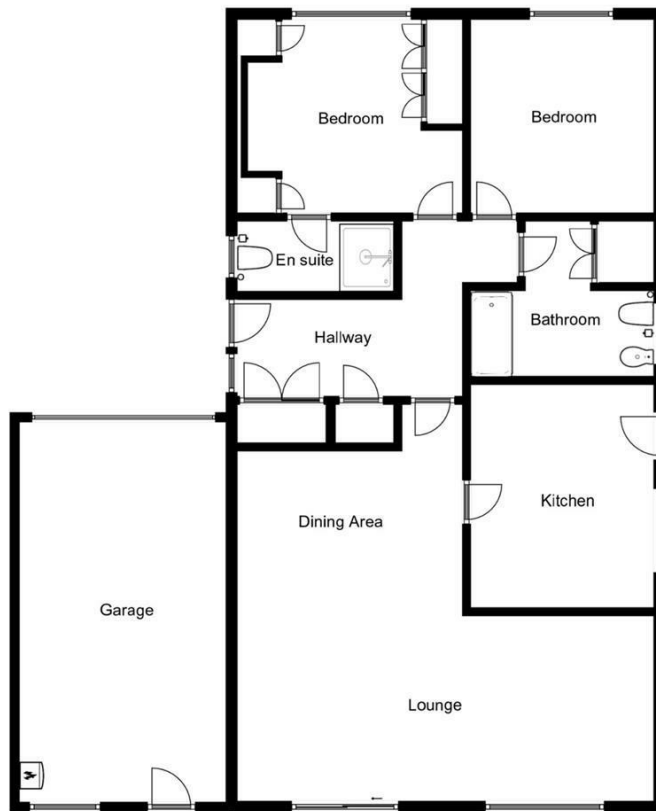
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the main A16 at Ulceby Cross, take the A1104 towards the town of Alford, travel through the town turning right onto the B1196 Willoughby Road towards the village of Willoughby. On entering the village, turn right into Tavern Way. The property can be found on the right hand side after 90m
What3words:///marathons.sums.strike



8 Tavern Way
Willoughby
Alford
LN13 9NY



FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

