



OXFORD FAMILY ESTATES
Property Sales and Services



Sloothby Road, Willoughby, Alford, LN13 9NW

£370,000

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NO ONWARD CHAIN Oxford Family Estates are delighted to bring to the market this lovely rural property currently providing 2 separate dwellings but could easily be converted to one larger property. The current layout provides a 2 bedroom cottage with an adjoining 2 bedroom bungalow so ideal for anyone looking for a property with an annex or a holiday let potential. All set in a lovely country setting on a good size plot but not too far from local amenities.

Dwelling 1 - Cottage

Lounge 4.90m x 5.61m (16' x 18'4")

Kitchen 2.19m x 4.53m (7'2" x 14'10")

WC 2.18m x 0.83m (7'1" x 2'8")

Bedroom 1 3.81m max x 2.26 (12'6"max x 7'4")

Bedroom 2 2.81m max x 3.53m max (9'2"max x 11'6"max)

Bathroom 1.99m x 2.10m (6'6" X 6'10)

Dwelling 2 Annex/Bungalow

Porch 2.50m x 2.48m (8'2" x 8'1")

Hallway 1.15m x 5.26m (3'9" X 17'3")

Bedroom 1 3.81m x 2.90m (12'6" x 9'6)

Bathroom 2.51m x 1.64m (8'2" x 5'4")

Bedroom 2 2.52 x 3.44m (8'3" x 11'3")

Kitchen / Diner 3.83m x 5.13m (12'6" x 16'9")

Lounge 3.66m x 2.91m (12' x 9'6")

Outside gated entrance and block paved drive way expands in front of both dwellings. Plot expands to the left with a large side garden area and summer house with views over farmland fields to the rear.





Ground Floor

First Floor

Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 4 Bedrooms, 2 Dwellings
- Rural Setting
- Summer House
- Large drive & Parking for multiple vehicles
- EPC Ratings D & D
- 2 Bedroom Cottage plus 2 Bedroom Bungalow
- Good Size Plot
- Holiday Let Potential
- LPG Heating
- Tax bands A & A



Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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