



133 Main Street,
Willoughby On The Wolds, LE12 6SY

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****NO CHAIN****

Offered to the market with no upward chain, this individually designed and extended detached dormer bungalow offers huge scope for further development.

The property occupies a delightful rural location within the highly sought after village of Willoughby on the Wolds, with open countryside views to the rear.

The accommodation in brief comprises; an entrance hallway, a kitchen, a spacious living/dining room, a further reception room, a utility, two double bedrooms, a family bathroom and separate wc to the ground floor, plus a double sized loft room with en-suite shower room.

Benefitting from oil central heating, the property enjoys gardens to both the front and rear, plus a driveway and garage providing off road parking.

Viewing is essential.

£340,000





Directions

Main Street can be located off W Thorpe or Back Lane, Willoughby On The Wolds.

ACCOMMODATION

UPVC Double Glazed Entrance Door

Opening to the:-

Entrance Hall

UPVC double glazed door opening to the rear, storage recess, lighting, doors into the hall and garage/workshop, open to the:-

Utility Area

Window to the rear elevation, worktop, stainless steel sink and drainer unit with a mixer tap, space and plumbing for white goods.

Hall

Airing cupboard housing the WORCESTER boiler (oil powered), door to

WC

Fitted with a wc.

Bathroom

Fitted with a bath, a corner shower enclosure, a wc, a wash hand basin, and a bidet.

Window to the rear elevation, extractor fan, fully tiled walls, radiator, and ceiling lighting.

Kitchen

Fitted with a range of base and wall units, tiled work surfaces, stainless steel sink and drainer unit with a mixer tap, built-in double oven with a five ring gas hob and extractor hood over.

Double glazed window to the front elevation, radiator, breakfast bar style seating area, and door to the:-

Lounge/Dining

Double glazed window to the front elevation, fireplace with brick surround, two radiators, two ceiling lights, doors to the inner hall, the conservatory, and double doors to the:-

Reception Room

Double glazed window to the side elevation, two radiators, two ceiling lights, UPVC double glazed sliding doors with full height windows to both sides, opening to the rear garden.

Conservatory

With double glazed units, UPVC barn style door, radiator and wall lighting.

Inner Hall

With doors leading to the lobby and two bedrooms.

Bedroom One

Double glazed windows to the rear and side elevations, radiator, ceiling light and built-in wardrobe.

Bedroom Two

Double glazed windows to the front and side elevations, radiator, ceiling light and built-in wardrobe.

Lobby with Spiral Staircase

Window to the side elevation, built-in storage cupboard, and feature wooden spiral staircase to the loft room.

Loft Room

Velux window overlooking the countryside to the rear, electric heater, ceiling lighting, large storage cupboard, door to the:-

En-Suite Shower Room

Fitted with a wc, a wash hand basin, and a shower cubicle with an electric shower.

OUTSIDE

The frontage is laid to tarmac, with a shared driveway on to the property and the neighbouring property. There is gated access to the parking area to the front of the property. The adjacent garden is laid to lawn, with landscaped frontage and panel fencing to border. There is side access to the rear of the property.

The immediate rear is laid to a patio seating area, offering views across to farmland and countryside. The garden beyond is laid to lawn with mature shrubs and bushes to border. There is external lighting to the front and rear, an external power point, and water tap.

Garage/Workshop

With up and over door to the front, window to the rear, power and lighting connected.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2022/2023 £2,653.76.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

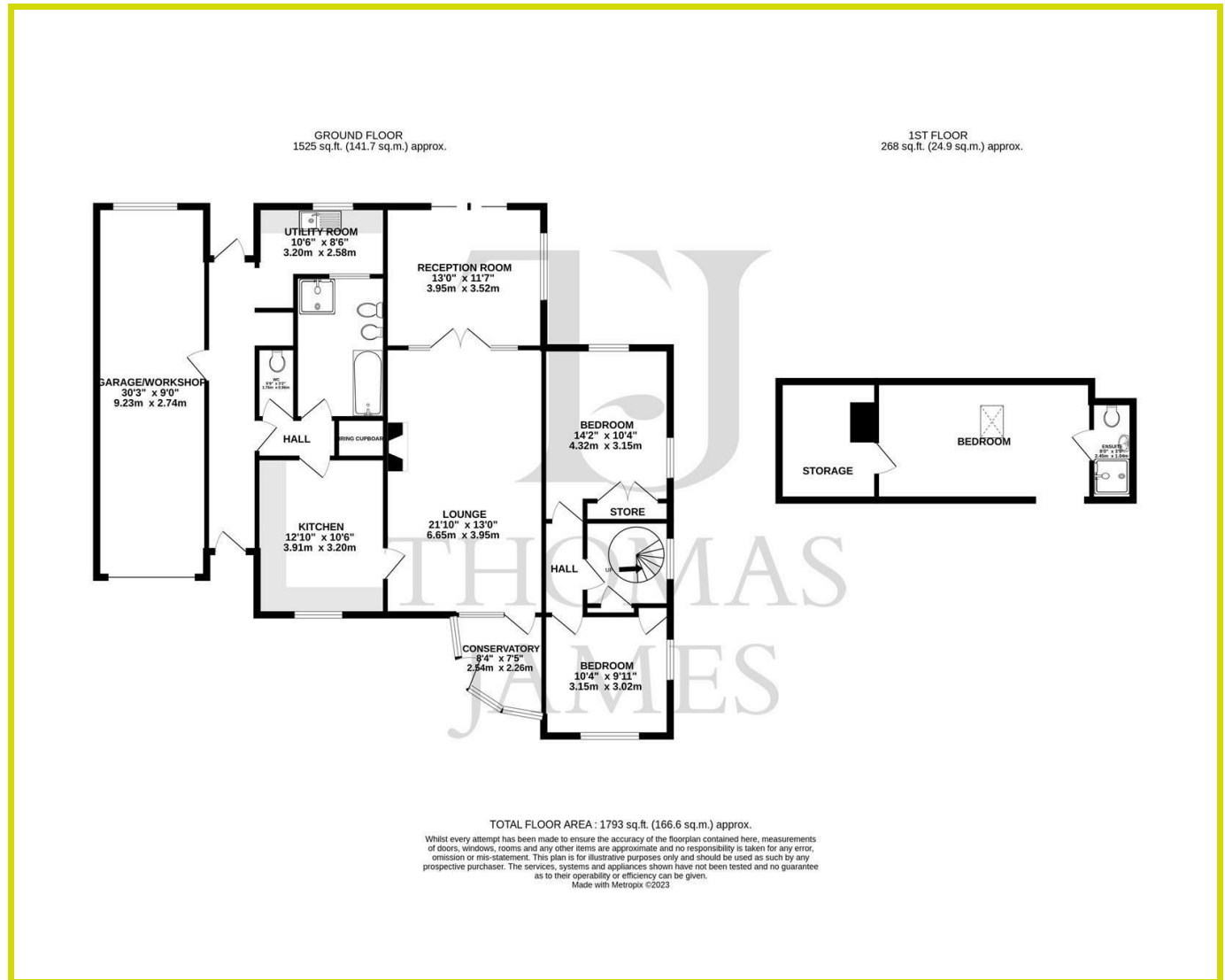
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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