



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



2 Seymour Terrace
Station Road, Willoughby, Alford. LN13 9NB

BELL



2 Seymour Terrace Willoughby

2 Seymour Terrace is an attractive two-bedroom mid-terraced cottage, with classic ceiling beams and exposed brick fireplace, to the edge of the village of Willoughby. Boasting a modern feel throughout, particularly with recent bathroom and kitchen additions, the property provides a south-facing lounge to the front; parking to the front off the road and garden space to the rear – complete with a garden room / store. The first floor bedrooms enjoy beautiful field views.

Birthplace of explorer John Smith, Willoughby is located with four miles of the charming market town of Alford and seven from the Lincolnshire coast; with the Lincolnshire Wolds (a National Landscape) many walking, cycling and riding routes nearby.

ACCOMMODATION

Entered to the front through UPVC double glazed French doors to:

Lounge having uPVC double glazed window to front aspect; multi fuel stove set to exposed brick surround with tiled hearth, tiled floor, radiator, wall lights and power points. Door to

Dining Room with tiled floor, ceiling lights and power points. Open archway to:

Kitchen having uPVC double glazed French doors to rear, quadrant window to rear aspect; sink and drainer to square edge wood worktop, space and connections for upright fridge-freezer, under counter washing machine, oven and induction hob beneath extractor canopy. Tiled floor, ceiling lights and power points.





Up carpeted stairs with spindle and balustrade to **First Floor**

Landing with carpeted floor, wall lights and power points. Doors to first floor accommodation.

Bedroom 1 with uPVC double glazed window to front aspect; built in twin storage spaces, carpeted floor, radiator, open beamed ceiling, wall lights and power points.

Bedroom 2 with uPVC double glazed windows to rear aspect; carpeted floor, radiator, wall lights and power points.

Bathroom having panel bath with electric shower over and tiled surround, pedestal wash hand basin and low level WC. Carpeted floor, radiator, built in storage space and wall light

OUTSIDE

To the front is a gravelled parking space, and paved path leading to the front door, through pedestrian gate and beneath open porch cover.

The rear garden begins with a covered patio seating space, leading off the kitchen, with a path continuing down the garden, flanked by mature flowers and shrubs. Opening out to further seating space at the rear, the outside space is completed with a large Garden Room / Office / Store.

East Lindsey District Council – Tax band: A

ENERGY PERFORMANCE RATING: F LPG heating (concealed tank)

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

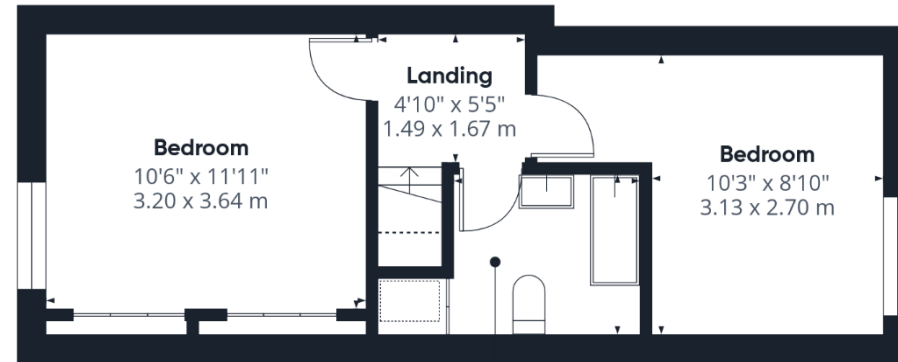
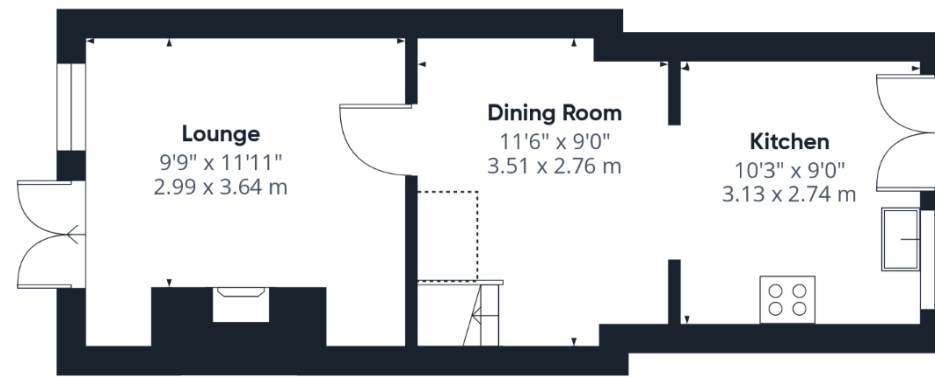
VIEWING: By arrangement with the agent's Horncastle Office
Old Bank Chambers, Horncastle. LN9 5HY.

Tel: 01507 522222;

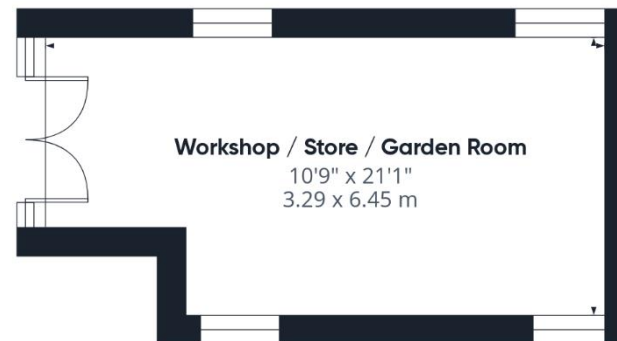
Email: horncastle@robert-bell.org;

Website: <http://www.robert-bell.org> Brochure prepared 15.5.2025





Bathroom
5'11" x 7'0"
1.82 x 2.13 m



Approximate total area⁽¹⁾

866 ft²

80.4 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

