



# CHOICE PROPERTIES

*Estate Agents*

3 John Smith Close,  
Alford, LN13 9NZ

Reduced To £327,000



Choice Properties are delighted to present this immaculate three bedroom bungalow, occupying a most pleasant residential position in the sought after village of Willoughby, just moments away from the charming market town of Alford. This impressive bungalow offers generously proportioned rooms throughout and early viewing is advised.

This abundantly light and bright internal accommodation comprises:

### **Entrance Hall**

uPVC entrance door. Wall mounted thermostat controls. Loft access. Storage cupboard housing the hot water cylinder.

### **Reception Room/Diner**

16'0" x 23'6"

Light and airy reception room/diner with two bow windows to the front aspect. TV aerial point. Telephone point. Space for dining table and chairs.

### **Kitchen**

10'0" x 11'3"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, integral induction hob with extractor hood over, integral oven, integral fridge/freezer. Spot lighting. Door to the side access.

### **Bedroom 1**

12'3" x 12'4"

Spacious double bedroom with bow window to the rear aspect. TV aerial point.

### **Bedroom 2**

9'5" x 8'9"

Double bedroom. Built in storage cupboard.

### **Bedroom 3/Sitting Room**

12'3" x 10'10"

Spacious double bedroom. TV aerial point. Electric feature fireplace. Double opening 'French' style patio doors leading to the garden.

### **Shower Room**

6'4" x 8'7"

Fitted with three piece suite comprising large shower enclosure with electric shower over, dual flush wc and hand wash basin set in vanity unit. Tiled walls. Wall mounted towel rail. Spot lighting.

### **WC**

3'2" x 6'4"

WC and hand wash basin set in vanity unit.

### **Driveway**

Providing off road parking.

### **Garage**

Housing the boiler. Up and over door. Power and lighting.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is paved for ease of maintenance and features a useful timber summer house/workshop.

### **Tenure**

Freehold.

## **Council Tax**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

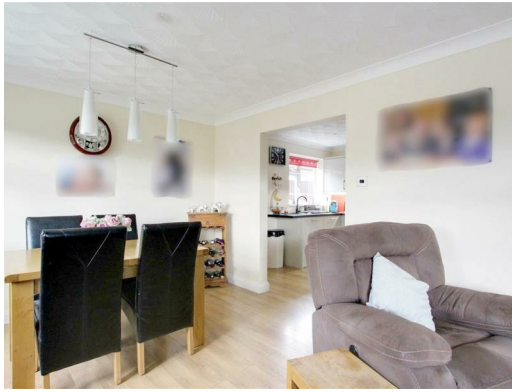
## **Opening hours**

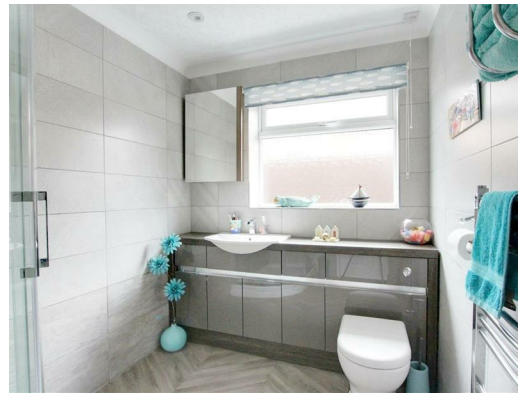
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making an offer**

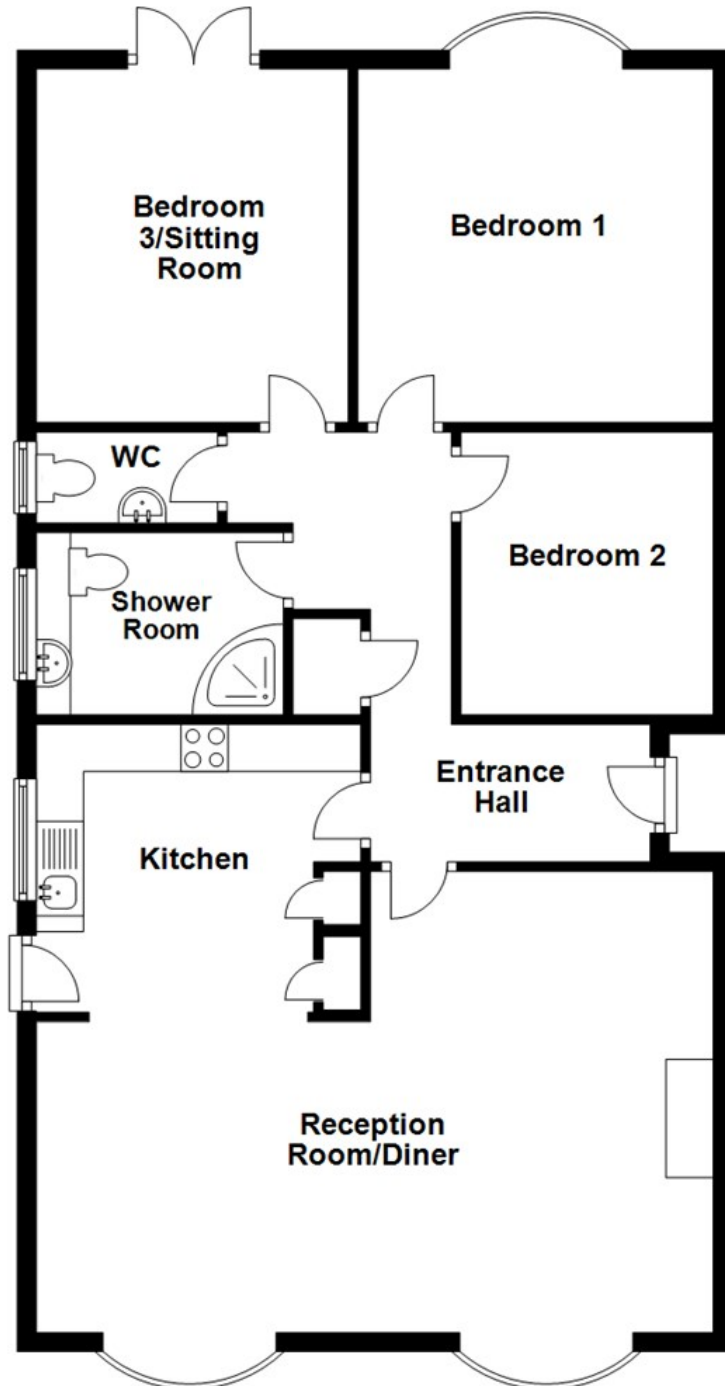
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





# Ground Floor



# Directions

From our Alford office head South along South Street and continue along this road until you reach Willoughby. When you enter the village take your second right into Tavern Way then left into John Smith Close. Number 3 can be found on the left-hand side a short way down.

