



# CHOICE PROPERTIES

*Estate Agents*

4 Clover Road,  
Willoughby, LN13 9NE

Reduced To £275,000



It is a pleasure for Choice Properties to bring to the market this immaculate and well presented two bedroom detached bungalow located in the quiet, sought after village of Willoughby, just a short distance from the charming market town of Alford. Boasting ample living space, beautifully maintained gardens and open views over farmland to the rear, this is not one to be missed! Early viewing is advised.

Benefitting from oil fired central heating and UPVC double glazing, this abundantly light and bright internal accommodation comprises:

### **Hallway**

18'0" x 3'3"

uPVC entrance door. Telephone point. Thermostat controls. Radiator. Access to the loft. Storage cupboard.

### **Living Room**

11'0" x 19'9"

Light and airy reception room with large window to the front aspect. Electric fireplace set in brick feature surround. Telephone point. Radiator.

### **Kitchen**

9'0" x 10'10"

Fitted with wall and base units with work surfaces over, ceramic sink unit and drainer with mixer tap, integral oven and integral four ring electric hob, plumbing for a washing machine and space for a fridge/freezer. Oil fired boiler. Consumer unit. Telephone point. Tiled flooring. Radiator. uPVC door to the driveway.

### **Dining Room**

9'0" x 10'10"

Tiled flooring. 'French' style patio doors leading out to the garden. TV aerial point. Radiator.

### **Bedroom 1**

10'0" x 12'10"

With fitted wardrobe. Radiator.

### **Bedroom 2**

12'0" x 8'7"

Wardrobe. Radiator.

### **Bathroom**

9'0" x 7'9"

Fitted with a four piece suite comprising walk-in shower, bath tub with taps and shower over, push button flush wc, and hand wash basin. Wall units with mirror. Heated towel rail. Tiled walls and flooring. Electric shaver point.

### **Driveway**

Providing off road parking.

### **Garage**

With up and over door, power and lighting.

### **Garden**

The property is fronted by a lawned garden, bordered by an array of plants, trees and bushes. To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn and features an attractive paved patio area, small pond and useful timber shed. The garden also houses the oil tank.

### **Tenure**

Freehold.

## **Council Tax Band**

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.









Approximate total area<sup>(1)</sup>  
824.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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# Directions

From our Alford office head south along South Street and onto Willoughby Road (B1196) continue along this road through Mawthorpe and then into the village of Willoughby itself. This takes you onto Station Road and Clover Road can be found on the right hand side just after the bend into Willoughby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

