



# CHOICE PROPERTIES

## *Estate Agents*

Woodlands Willoughby Road,  
Cumberworth, LN13 9LF

Price £340,000



**\*Further photographs and information to follow\*** Choice Properties are delighted to introduce this most beautifully presented three bedroom (one en-suite) detached bungalow located in the idyllic countryside village of Cumberworth. Boasting an expansive driveway, privately enclosed gardens and a tastefully finished interior, early viewing is most certainly advised to appreciate what is on offer here.

The property has the benefit of UPVC Double Glazing and underfloor heating with laminate flooring and thermostat controls in each room. The light and airy spacious internal accommodation consists of:-

### **Hallway**

With UPVC Entrance Door. Hallway opens up into the most spacious Lounge/Diner and Kitchen. Fitted double cloaks cupboard. Power points. Loft access with pull down ladder to roof space with lighting and part boarding.

### **Open Plan Reception Room/Dining Room**

22'5" x 12'2" (max point)

T.V. aerial point. Power points. Double Opening doors leading on to the decked area of the back garden.

### **Kitchen**

12'11" x 9'8" (to max point)

Ceramic one and half bowl sink unit with mixer tap. White gloss wall, base, drawer and pan drawers with work surfaces over. Integrated dishwasher, fridge/freezer and double bin. LPG Gas Hob with extra hood over. Integrated electric double oven. Centre Island. Power points.

### **Utility Area**

6'5" x 5'9"

Grant Oil Fired Boiler which supplies central heating system and hot water. Plumbing for automatic washing machine. Power points.

### **Bedroom 1**

14'2" x 15'8"

Power points. Door to en suite:-

### **En-suite Shower Room**

10'5" x 3'11"

With shower cubicle. Push button flush w.c. and wash hand basin.

### **Bedroom 2**

9'9" x 15'8"

Storage Cupboard. Power points.

### **Bedroom 3**

9'2" x 11'7"

Power points.

### **Bathroom**

5'11" x 9'9"

Panelled bath with shower over the bath and side screen. Back to wall push button flush w.c. Wash hand basin with mixer tap set in vanity unit with lighting over.

### **Driveway**

Large gravelled driveway with ample parking for many vehicles and motor home, caravan, etc.

### **Garden**

To the front of the property is a large gravelled driveway and parking area with well tended flower borders. The rear garden is completely private and enclosed and benefits from a sunny decked area and attractive lawned garden featuring colourful flower and shrub borders. Outside water tap.

### **Tenure**

Freehold.

### **Viewing arrangements**

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

### **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

### **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.

### **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 D.

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>  
1112.56 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.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Please use the postcode LN13 9LF to navigate to the property.

