



CHOICE PROPERTIES

Estate Agents

8 John Smith Close,
Alford, LN13 9NZ

Price £385,000



Choice Properties are delighted to bring to market this stunning three bedroom detached bungalow located on John Smith Close situated in the charming village of Willoughby. Benefiting from new refurbishments and large uPVC double glazed windows throughout, the beautifully presented and abundantly light and airy property internally features a modern kitchen, spacious living room, three bedrooms, two shower rooms, utility, and conservatory. To the exterior, the property boasts a fully enclosed garden, an attached brick built garage, and a large block paved driveway. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously proportioned and extremely well presented internal living accommodation comprises:-

Hallway

14'0 x 16'8 (to furthest measurement)

With composite entrance door. Ceramic wood tile flooring. Oak internal doors to all rooms. Two built in storage cupboard with fitted shelving. Spot lighting. Power points. Radiator.

Living Room

16'5 x 12'10

Fitted with log burner set in fireplace with tiled hearth and surround. Spot lighting. Ceramic wood tile flooring. Radiator. Telephone point. Tv aerial point. Power points. Opening to:-

Sunroom

11'9 x 9'4

Spot lighting. Ceramic wood tile flooring. Dual aspect uPVC windows. Two Velux windows. Radiator. Power points. uPVC French doors leading to garden.

Dining Room

13'1 x 9'3

With ceramic wood tile flooring. Power points. Radiator. Tv aerial point. uPVC window to front aspect. Opening to:-

Kitchen

12'8 x 9'3

Fitted with wall, base, and drawer units with granite worksurfaces over. Five ring 'Bosch' induction hob with extractor over. Single bowl sink set in worksurface with integrated worksurface drainer and chrome mixer tap. Space for American style fridge freezer. Integral twin oven. Integral dishwasher. Ceramic wood tile flooring. Spot lighting. Part tiled walls. Power points. uPVC window to rear aspect. Door to:-

Utility Room

5'9 x 6'4

Fitted with wall mounted storage units. Plumbing for washing machine. Space for dryer. Ceramic wood tile flooring. Power points. Thermostat. uPVC external door leading to garden.

Shower Room

7'9 x 3'6

Fitted with a three piece suite comprising of corner shower cubicle with electric shower, wall mounted wash hand basin with single taps and a low level wc. Ceramic wood tile flooring. Part tiled walls. Spot lighting. Radiator. Frosted uPVC window to side aspect.

Bedroom 1

11'2 x 9'3

Double bedroom fitted with two built in storage cupboards. Radiator. Power points. uPVC window to rear aspect.

Bedroom 2

9'1 x 10'9

Double bedroom fitted with two built in storage cupboards. Radiator. Power points. uPVC window to front aspect.

Bedroom 3

9'8 x 8'5

Double bedroom. Radiator. Power points. uPVC window to front aspect.

Shower Room

7'10 x 7'5

Fitted with a three piece suite comprising of a walk in shower with traditional and rainfall shower attachment, push flush wc, and a large wash hand basin set over vanity unit with chrome mixer tap. Chrome heated towel rail. Fully tiled walls to two aspects. Tiled flooring. Spot lighting. Frosted uPVC window to side aspect.

Garage

17'3 x 9'8

Attached brick built single garage which houses the oil boiler. Fitted base unit with work surface over. Power and lighting. Consumer unit. Up and over garage door.

Garden

The property benefits from both a front and a rear garden. The front garden is a small laid to lawn garden adjacent to the driveway and boasts a plethora of plants and shrubbery which adds life and colour. The rear garden is fully enclosed and private with fence panelling to the perimeter. The rear garden is part laid to lawn and part patio allowing it to be easy to maintain as well as providing ideal areas for outdoor seating. The rear garden can be accessed directly from the front of the property via access gates to either side.

Driveway

Block paved driveway providing off the road parking space for up to three vehicles.

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

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

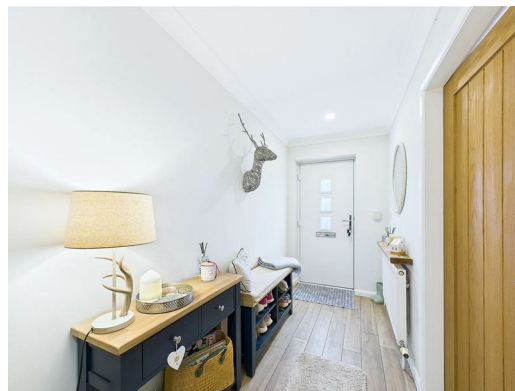
Opening Hours

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.









Approximate total area⁽¹⁾
1329.69 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Alford Office head south along the B1196 and continue for 3 miles then turn right onto Tavern Way. Take your first left onto John Smith Close and you will find the property at the end on the left hand side of the road.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

