

The Chestnuts Church Lane, Willoughby, LN13 9SU

Price £320,000



Situated in the small country village of Willoughby at the foot of the Lincolnshire Wolds, Choice Properties are pleased to present to you this most attractive, deceptively spacious home. Standing proudly in good sized attractive gardens and featuring a 22' Kitchen and four bedrooms this beautiful residence also includes a 24' Workshop and Garage. Call us now to book your appointment to view as you will be highly delighted with what you see.

With the advantage of Oil Fired Central Heating and UPVC Double Glazing and if desired the possibility (subject to building and planning regulations) a further extension could be built in the large loft space, the well laid out internal accommodation consists of:-

Attractive Covered Porch

Entrance Hall

With UPVC Double Glazed Entrance Door. Radiator. Power points.

Lounge

14' x 12'3"

Log burner set in attractive fireplace with tiled hearth. Radiator. Power points.

Inner Hall

Airing Cupboard. 2 loft access with ample space (subject to planning) for further extension. Radiator. Power points.

Bedroom 1

14'0 x 12'0

Radiator. Power points. Fitted wardrobes.

Bedroom 2

14'0 x 10'4"

Radiator. Power points. Fitted wardrobes.

Bedroom 3

13'10" x 7'5"

Radiator. Power points.

Bedroom 4

9'4" x 8'5"

Radiator. Power points.

Shower Room

With large corner shower cubicle. Push button flush w.c. Wash hand basin with mixer tap set in vanity unit. Heated towel radiator.

Kitchen/Dining Room

22'2" x 10' ext to 11'5"

With ample wall, base and drawer units with work surfaces over. Dresser unit with shelving. Wine rack. Island incorporating drawers, storage and plumbing for dishwasher. Kickboard lighting. Ceramic one and half bowl sink unit and drainer with mixer tap. Part tiled walls. Electric hob with extractor hood over. Integrated double oven. Space for American fridge/freezer. Plumbing for automatic washing machine. Dining Area. 2 Radiators. Power points. Double opening doors to the garden.

Utility Area

17'1" x 6'

Double opening doors to the outside.

Shower Room

With push button flush w.c. Wash hand basin with mixer tap set in vanity unit. Extractor fan. Storage Cupboard. Heated towel radiator. Cupboard housing Oil Boiler which supplies central heating system and hot water.

Large Driveway

With ample parking space for many vehicles

Garage

With Up and over door. Power and lighting.

Workshop

24'6" x 13'9"

With power and lighting.

Gardens

The property stands proudly in well tended and most attractive eye catching gardens. To the front of the property is good sized lawn featuring well maintained shrub and flower borders. A pedestrian access gate to the right of the property gives access along the gravelled pathway to the front door. To the left hand side of the property a large driveway with ample parking space leads to the detached garage. The private rear gardens is laid mainly to lawn with colourful well established shrub and flower borders and secluded entertaining/sitting area to make the most of those wonderful summer days. The garden also benefits from a timber cabin with veranda, ideal for many uses.

Tenure

Freehold

Council Tax Band

Viewing Arrangements

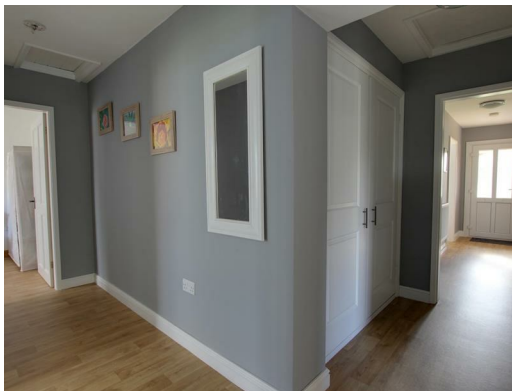
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire LN13 9AE. Tel 01507 462277

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.







Ground Floor



Directions

From our Alford office head South on the B1196 in the direction of Willoughby, once you enter the village follow the road around the bend passing then turn left at the public house onto Church Lane and 'The Chestnuts' can be found on your left hand side.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

