




YOUR MOVE
Ian McCarthy

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Janroy, Willoughby Road,
Cumberworth, Alford, Lincolnshire

£169,950

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DESCRIPTION

This two bedroom detached bungalow occupies a lovely corner plot location with wrap around gardens, garage, carport and driveway along with countryside views. Located in the delightful semi-rural village of Cumberworth the bungalow offers accommodation extending to kitchen, lounge, dining room, conservatory, two double bedrooms and modern bathroom.

ENTRANCE

Double glazed door to the conservatory.

CONSERVATORY

Double glazed windows to three sides, tiled flooring, power points and wall light. Space and plumbing for an automatic washing machine, space and venting for a tumble dryer and single glazed door giving access to the kitchen.

KITCHEN

With a fitted kitchen comprising base units having rolled edge work surfaces over and matching wall units. Built in electric oven and four ring ceramic hob with stainless steel extractor hood above. Inset single stainless steel sink and drainer unit with mixer tap, space for a fridge, splash back wall tiling, tiled flooring and radiator. Single glazed window into the conservatory, door giving access to the inner hallway and sliding door giving access to the dining room.

DINING ROOM

Double glazed French doors giving access to the rear garden, radiator, ceiling cornice and open access to the lounge.

LOUNGE

Dual aspect double glazed windows to the side and rear, focal fireplace with a slate hearth and an inset LPG living flame gas fire, radiator and ceiling cornice.

BEDROOM ONE

Double glazed window to the front and radiator.

BEDROOM TWO

Double glazed window to the front, radiator and ceiling cornice.

BATHROOM

With a modern three piece white suite comprising W.C., pedestal wash hand basin and panel bath with electric shower over. Floor to ceiling wall tiling, complimentary floor tiling, radiator and obscured double glazed window to the side.

DETACHED GARAGE

With up and over door to the front, two double glazed windows and pedestrian door to the side, power points, lighting and work bench to the rear. Attached to the rear of the garage are two useful stores.

OUTSIDE

The property occupies a lovely corner plot with pleasant countryside views to the front. To the front of the property is a driveway providing off road parking and giving access to the carport and to the detached garage. There is a charming front

garden mainly laid to lawn with a timber summer house, this garden then wraps around the right side of the property to the rear. To the left side of the property is a low maintenance paved garden with a green house, former aviary and timber storage shed.

LOCATION

Cumberworth is a popular rural village situated approximately 3 miles south-east of Alford. Alford is an ancient market town situated at the foot of the Lincolnshire Wolds which is great for rambling and cycling. There are walks, pretty villages, bridle paths, inns and tea shops. Attractions include the Craft Market , the Five-sailed Windmill and the Manor House Museum.

EPC RATING D

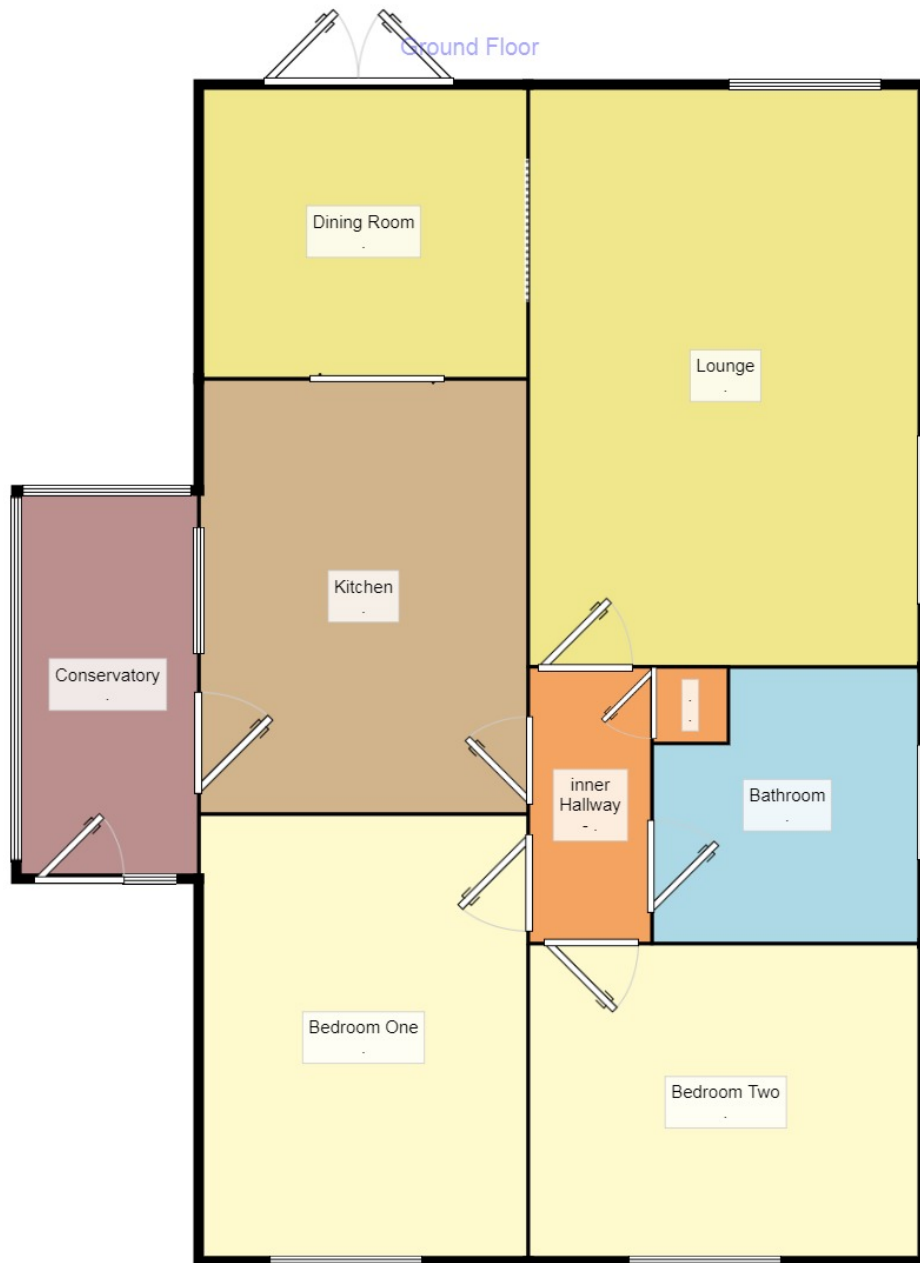
COUNCIL TAX BAND B

FLOORPLAN

DIMENSIONS

- Conservatory - 3.28m x 1.57m (10'9" x 5'2")
- Kitchen - 3.68m x 2.79m (12'1" x 9'2")
- Dining Room - 2.82m x 2.49m (9'3" x 8'2")
- Lounge - 4.95m x 3.45m (16'3" x 11'4")
- Bedroom One - 3.78m x 2.82m (12'5" x 9'3")
- Bedroom Two - 3.33m x 2.69m (10'11" x 8'10")
- Bathroom - 2.36m x 2.29m (7'9" x 7'6")
- Detached Garage - 6.48m x 3.43m (21'3" x 11'3")





Measurements are approximate. Not to scale. For illustrative purposes only.

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*Source: Hitwise Nov 2011.

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