



# CHOICE PROPERTIES

*Estate Agents*

Station View Station Road,  
Alford, LN13 9NA

Asking Price £425,000



Choice Properties are delighted to present to the market this spacious three-bedroom detached home, ideally situated in the sought-after village of Willoughby. The property enjoys convenient access to local bus services, a park, allotments, a village pub, and is just a short distance from the historic market town of Alford. The well-proportioned accommodation comprises: entrance hall, separate W.C., kitchen/breakfast room, lounge, dining room, reception room, conservatory, office, three bedrooms, and a modern family shower room. Set within approximately half an acre of gardens (subject to survey), the property further benefits from a large garage/workshop and a generous driveway providing ample off-road parking. The current owners have made significant improvements, including a new roof, installation of energy-efficient Climaster heating, and have secured outline planning permission for two additional dwellings — offering exciting development potential. Early internal viewing is highly recommended to fully appreciate the space, setting, and future opportunities this property has to offer.

## Spacious accommodation comprising :

### **Entrance Porch**

Double glazed door, double glazed window to side.

### **Entrance Hall**

Built in storage cupboard, Climastar electric radiator

### **Separate W.C**

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, built in storage cupboard, part tiled walls.

### **Kitchen / Breakfast Room**

14'9 x 14'5

Double glazed window to side and rear, double glazed door to rear opening to garden, range of base level units, one and half bowl stainless steel sink with mixer tap and drainer, worktop space, space for appliances, part tiled walls, tiled floor, Climastar electric radiator.

### **Lounge**

16'2 x 14'4

Double glazed window to front and side, Climastar electric radiator, under stairs storage cupboard, stairs to first floor landing.

### **Dining Room**

13'3 x 11'9

Double glazed sliding doors opening to conservatory, feature wood burner, Climastar electric radiator

### **Reception Room**

13'9 x 12'2

Double glazed window to front and side, feature wood burner, Climastar electric radiator

### **Conservatory**

11'1 x 7'1

Double glazed conservatory with double glazed door to side opening to garden.

### **Office**

7'10 x 4'

Double glazed window to front.

### **Landing**

### **Bedroom One**

14'7 x 14'1

Double glazed window to rear, Climastar electric radiator

### **Bedroom Two**

13'9 x 11'

Double glazed window to side, Climastar electric radiator

### **Bedroom Three**

13'3 x 11'5

Double glazed window to side, Climastar electric radiator

### **Shower Room**

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, tiled shower cubicle, tiled walls, built in storage cupboard, heated towel rail, airing cupboard.

### **Garden**

Mainly laid to lawn, patio area, shed, flowers, trees and shrubs, side access, gated access.

### **Garage / Workshop**

Roller door, side access, windows, power and light.

### **Driveway**

Providing off road parking space.

### **Agents Note**

This property has undergone a number of significant improvements since the EPC was carried out, including a full rewire, a new roof with insulation, and the installation of new electric heating.

### **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

### **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.

### **Tenure**

Freehold

### **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

### **Viewing Arrangements**

Contact Choice Properties Alford - 01507 462277

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.







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1649 ft<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Enter Willoughby from Alford, as you enter Willoughby on Station Road the property can be found on the right hand side.

