



# CHOICE PROPERTIES

*Estate Agents*

The Sycamore Willoughby Road,  
Cumberworth, LN13 9LF

Asking Price £165,000



Choice Properties are pleased to offer for sale this two bedroom detached bungalow with conservatory to the front. Occupying a pleasant country village location and ideally located for both the beautiful Lincolnshire Wolds and the stunning Coast.

The property has the benefit of UPVC Double Glazing and partial electric heating. The internal accommodation consists of:-

### **Front entrance door to:**

#### **Entrance Hall**

Access to the loft area. Storage cupboard. Smoke alarm.

#### **Kitchen**

10'0" x 11'11"

Fitted wall and base units. Ceramic 1.5 bowl sink unit and drainer with mixer taps. Plumbing for washing machine. Tiled floor. Electric consumer unit. Side door.

#### **Lounge**

11'3" x 17'1"

Wood burner. Electric wall mounted heater. Cupboard housing the hot water cylinder with immersion heater. Double doors leading through to the Conservatory.

#### **Conservatory**

9'0" x 9'0"

Double doors leading out to the front garden.

#### **Bathroom**

7'0" x 7'5"

Three piece white bathroom suite which consists of a panelled bath with electric shower and screen over, wash hand basin and w.c. Electric wall mounted heater.

#### **Bedroom 1**

10'3" x 12'3"

#### **Bedroom 2**

11'0" x 7'10"

#### **Driveway**

Block paved driveway to the front and side with ample parking for several vehicles.

#### **Gardens**

Gardens to both the front and rear with timber shed and summerhouse.

#### **Tenure**

Freehold

#### **Council Tax**

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 B.

#### **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **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.

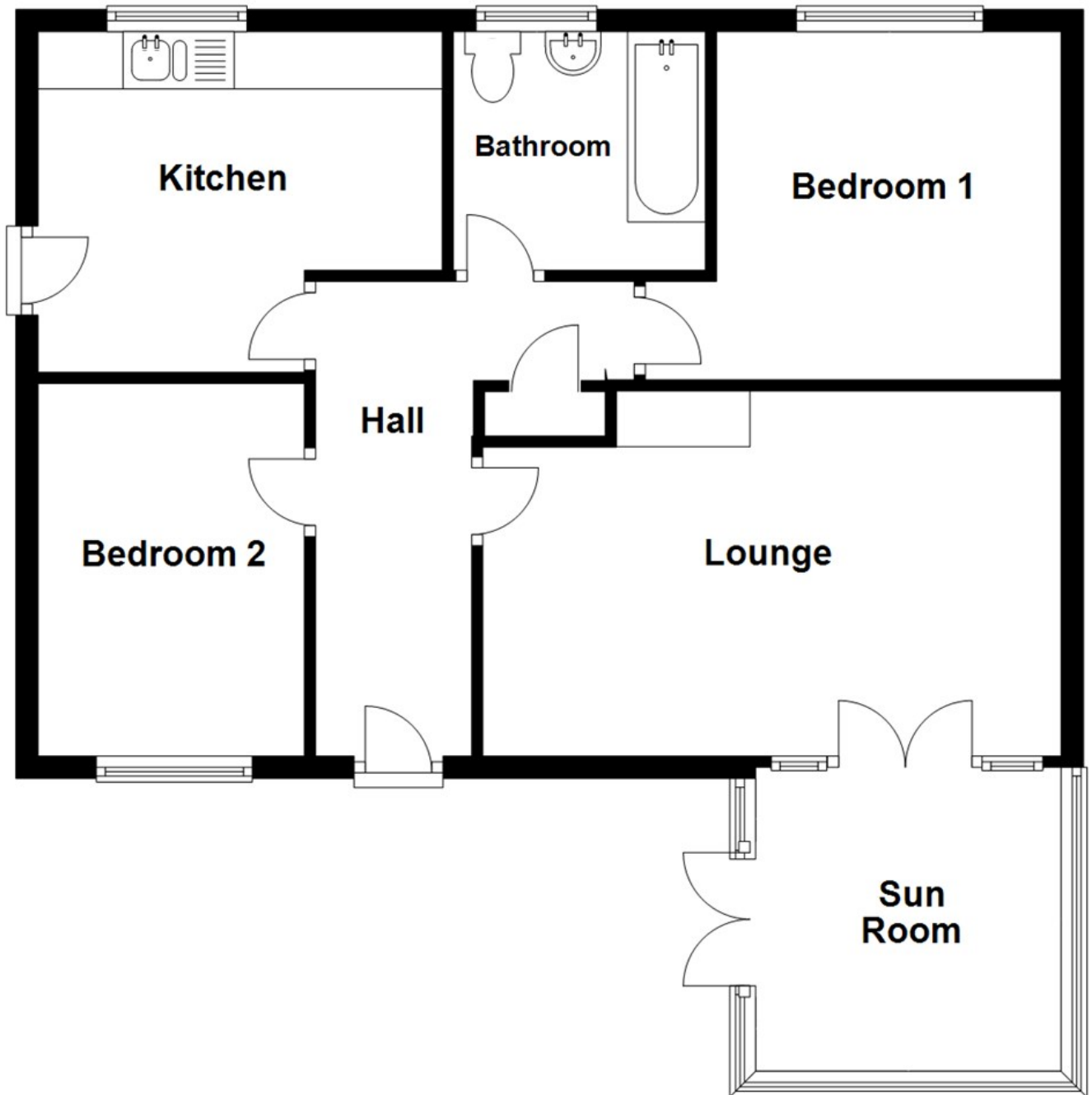
## **Making an offer**

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.



## Ground Floor



# Directions

Use SatNav to postcode LN13 9LF.

