



CHOICE PROPERTIES

Estate Agents

4 John Smith Close,
Willoughby, LN13 9NZ

Price £299,950



**** NO ONWARD CHAIN**** Choice Properties are delighted to bring to market this beautifully presented three bedroom detached bungalow situated on John Smith Close located in the charming countryside village of Willoughby. The property benefits from a brilliant layout and generously proportioned rooms which help create a natural flow throughout the interior which features a kitchen, living room, conservatory, family bathroom, separate wc, and three bedrooms. To the exterior, the property boasts an easy to maintain garden, a brick built garage, and a driveway with car port. Early Viewing Is Highly Advised.

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

Entrance Porch

With uPVC entrance door. Tiled flooring. uPVC door to hallway.

Hallway

14'3 x 15'4 (to furthest measurement)

Internal doors to all rooms. Access to loft via loft hatch. Radiator. Power points. Telephone point. Storage cupboard housing hot water tank, meters, and fitted shelving.

Living Room

23'5 x 14'9

Spacious living room fitted with a log burner. Space for dining room table. Dual aspect uPVC windows including a bay window to front aspect. Radiator. Power points. Tv aerial point. Telephone point. Ceiling fan.

Kitchen

11'1 x 10'2

Fitted with a range of gloss wall, base, and drawer units with quartz work surfaces over. Four ring 'Bosch' induction hob with pull out extractor hood over. Integral oven. Integral microwave. Integral dishwasher. Space for freestanding fridge and freezer. Single bowl sink with drainer and chrome mixer tap. Tiled flooring. Radiator. Power points. Window to side aspect. uPVC door leading to the conservatory.

Conservatory

7'5 x 12'10

With uPVC windows to all aspects. Marble effect tiled flooring. Plumbing for washing machine. Power points. uPVC external door leading to garden.

Bedroom 1

12'5 x 12'3

Large double bedroom with double opening uPVC French doors to rear garden. Large built in storage cupboard currently used as a wardrobe. Radiator. Power points. Tv aerial point.

Bedroom 2

10'6 x 10'2

Spacious double bedroom with uPVC window to rear aspect. Built-in double opening storage cupboard currently used as a fitted wardrobe. Radiator. Power points. Ceiling fan.

Bedroom 3

8'6 x 9'3

Double bedroom with built-in storage cupboard currently used as a wardrobe. uPVC window to side aspect. Radiator. Power points.

Bathroom

8'5 x 6'5

Fitted with a four piece suite comprising of a panelled bath with single taps, a fully tiled electric shower cubicle, a pedestal wash hand basin with single taps, and a low level wc. Fully tiled walls. Fully tiled flooring. Radiator. Wall mounted storage cabinet with mirror over. Frosted uPVC window to rear aspect. Extractor. Spot lighting.

WC

6'6 x 3'1

Fitted with a low level wc and a pedestal wash hand basin with single taps. Fully tiled walls. Tiled flooring. Frosted uPVC window to rear aspect.

Garage

9'0 x 16'7

Attached single brick built garage fitted with power and lighting and an up and over garage door. Fitted shelving. Oil fired boiler. uPVC French doors to rear garden. Consumer unit.

Gardens

The property boasts beautifully manicured gardens to both the front and the rear of the property. The rear garden is fully enclosed with fencing to the perimeter and is fully paved for ease of maintenance. The rear garden is home to two large sheds providing outdoor storage or workshop space. The rear garden is directly accessible from the front of the property via side access gates found either side. The front garden again is paved for ease of maintenance and has hedging to the perimeter. The front garden is home to a feature well that adds character to the garden space.

Driveway

The property features a tarmac driveway with car port over which provides off the road parking 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

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^m
1243 ft²

(1) Excluding balconies and terraces

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

From our Alford office head South along South Street and continue along this road until you reach Willoughby. When you enter the village take your second right into Tavern Way then left into John Smith Close. Number 4 can be found on the left-hand side a short way down.

