CHOICE PROPERTIES
Estate Agents

10 John Smith Close, Alford, LN13 9NZ

Price £389,950

Choice Properties are delighted to present this exceptional three-bedroom detached family home, occupying a peaceful cul-de-sac position within the highly sought-after village of Willoughby, enjoying delightful open views to the rear. Beautifully maintained and finished to a high standard throughout, this impressive home offers spacious and versatile accommodation ideal for modern family living. The ground floor comprises an enclosed entrance porch, welcoming hallway, a generous lounge featuring a charming wood-burning stove, a contemporary fitted kitchen, separate utility room, and a ground floor shower room. To the first floor, the landing leads to three well-proportioned bedrooms, all thoughtfully presented, together with a modern family shower room. Externally, the property enjoys attractive gardens to the front, side and rear, providing excellent outdoor space for both relaxation and entertaining. A double garage and generous driveway offer ample off-road parking for several vehicles.
Homes of this calibre in such a desirable village setting rarely remain available for long. Early internal viewing is highly recommended to fully appreciate the quality, space and enviable location this superb home has to offer.

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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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The Property Ombudsman
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Modern spacious accommodation comprising :

Enclosed Porch
Double glazed windows, tiled floor, door to:

Entrance Hall
Stairs to first floor landing, radaitor.

Ground Floor Shower Room / W.C
Obscure double glazed window to rear, white suite comprising low level W.C, pedestal wash hand basin, wet room style shower, tiled floor, tiled walls, heated towel rail.

Lounge
17'4 x 13'10
Double glazed bay window to front, double glazed window to rear, open views over farmlands, feature fireplace with wood burner, two radiators, timber beams.

Kitchen / Dining Room
17'4 x 9'9
Double glazed window to front, double glazed French doors to rear opening to conservatory, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in double oven, hob and extractor fan, built in microwave oven, part tiled walls, timber beams, radiator.

Utility Room
Double glazed window to rear, double glazed door to front, range of eye level and base units, inset sink with mixer tap and drainer, space for appliances, part tiled walls, tiled floor, heated towel rail.

Conservatory
13'7x 10'
Double glazed conservatory with double glazed French doors to side opening to garden, views over open farmlands, radiator.

Landing
Feature double glazed window to rear, views, built in storage cupboard, radiator.

Bedroom One
13'10 x 9'7
Double glazed window to front, two built in wardrobes, radiator.

Bedroom Two
12'5 x 9'11
Double glazed window to front, built in wardrobes, radiator.

Bedroom Three
10'5x 7'5
Double glazed window to rear, open views, radiator.

Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin, shower cubicle, part tiled walls, heated towel rail, extractor fan.

Garden
Mainly laid to lawn, patio area, flowers trees and shrubs, fruit tree, side access, pond, open views, wood store, access to garage, shed.

Driveway
Leading to garage, providing off road parking space, gated side driveway providing hardstanding for caravan or similar.

Double Garage
20'6 x 20'4
Twin up and over doors, window to side, door to side, power and light.

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

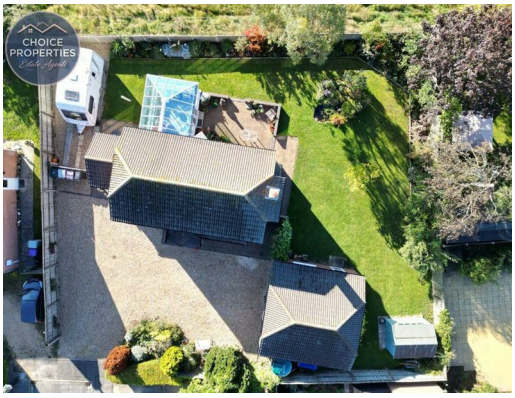
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D

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.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on 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.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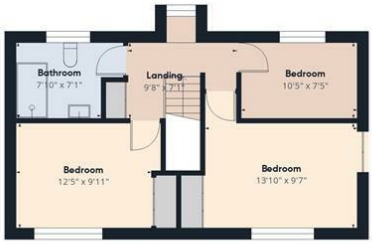
Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1726 ft²

Reduced headroom

16 ft²

(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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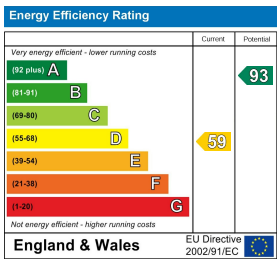
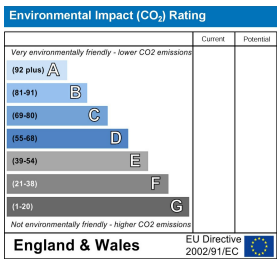
Directions

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