TES PROPERTY









Station Road, Willoughby, LN13 9NA

Asking Price £225,000

NO ONWARD CHAIN

TES Property bring to the market this spacious detached bungalow located in the village of Willoughby, only 3.5 miles from the market town of Alford. This lovely property offers generously sized rooms throughout consisting of two double bedrooms, both with fitted wardrobes, a kitchen diner, living room and a shower room. Situated on a good size plot, the outside is equally impressive with a large driveway providing ample parking space which leads down to the single garage. Both front and rear gardens are low maintenance with gravel and patio space with garden shed.

Viewing is highly recommended.

Location - Willoughby

Located in the small village of Willoughby. The nearest large centre is Alford, approximately 3.5 miles to the north. Alford is a small market town with a population of 3,000. The town has a well-established craft market and attracts numerous visitors during the summer months. There are limited shopping facilities in the town and no multiples.

Accommodation

Entrance Hallway



Enter the property into the hallway where there is an electric Economy 7 storage heater, loft access hatch and storage cupboard.

Kitchen/Diner 19'6" x 8'9" (5.95m x 2.69m)



Fitted with a range of wooden wall, base and drawer units with contrasting worktop over incorporating a 1.5 bowl Belfast style sink and draining board. There is an integrated fridge freezer, integrated oven with grill and induction hob with stainless steel extractor over, there is also space for a washing machine or dishwasher. There are dual aspect windows to the front and side, tiled splashbacks, additional extractor fan, electric radiator and consumer unit.

Living Room 15'7" x 13'10" (4.77m x 4.238m)



The focal point of the room with the brick fireplace with multi fuel burner, with marble hearth and wooden mantle. There is a uPVC double glazed window to the front, electric radiator and wall mounted lighting.

Shower Room 10'4" x 8'3" (3.16m x 2.52m)



An generous shower room which is fully tiled and fitted with a three piece suite consisting of a hidden cistern w/c in vanity unit with wash hand basin, and a large sliding glass door shower cubicle with electric shower. A large double airing cupboard houses the hot water cylinder and shelving, there is a uPVC double glazed window to the side, heated towel rail, Dimplex heater, mirror and extractor.

Bedroom 1 10'5" x 14'11" (3.18m x 4.55m)



Double bedroom with uPVC double glazed window and patio doors to the rear, fitted mirror fronted wardrobes and electric radiator.

Bedroom 2 12'4" x 12'10" (3.76m x 3.93m)



Double bedroom with uPVC double glazed window to the rear, built in wardrobes and cupboards to one wall and electric radiator.

Outside

Garage 23'7" x 9'9" (7.20m x 2.98m)



Single garage with up and over door, electricity supply, storage cupboards, single glazed window to the side and rear with personnel door to the rear garden.

Front Garden



Spacious frontage with large driveway with turning area, gravelled front garden with decorative paved area for pots and plants, but could provide further parking space if required.

Rear Garden



The rear garden is low maintenance with large patio area making up the majority if the space, along with a hardstanding base, large shed, gravelled edges and pathway leading all around property.

Services

Mains water, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Council Tax Band

East Lindsey Council Tax Band C.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

August 2026.

Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

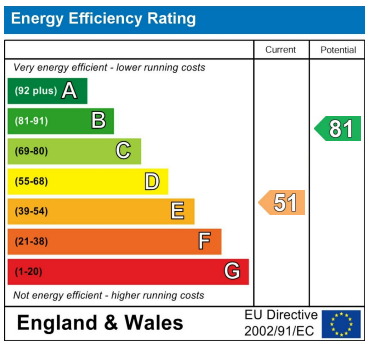
Floor Plan



Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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