



8, Tavern Way, Alford

£235,000



Willsons
SINCE 1842

8, Tavern Way,
Willoughby, Alford,
Lincolnshire, LN13 9NY

"AGENT'S COMMENTS"

Spacious detached bungalow situated in this edge of Wolds village location having accommodation comprising 2 double bedrooms one with an ensuite, 20' lounge dining room, kitchen and bathroom, having the benefit of oil fired central heating, Upvc double glazing, driveway, garage and front and rear gardens. The property is being offered for sale with no onward chain.

LOCATION

Willoughby with its primary school is situated on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. The Market Town of Alford can be found approx. 3 miles north with a range of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. It has variety of shops both independent & national, eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford's market days are Tuesdays & Fridays with Craft Markets held periodically. There is a range of clubs & societies for various ages.



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Accommodation:

Access is gained via a Upvc double glazed entrance door with side screen into the:

Entrance Hall

12'7" x 5'0" (3.84m x 1.53m)

With further internal halls leading off, radiator, loft hatch, 2 recessed cupboards, telephone point.

Lounge Dining Room

22'10" reducing to 11'1" x 19'5" (6.97m reducing to 3.38m x 5.93m)

Having 2 radiators, coving to ceiling, TV point, telephone point, Upvc double glazed window to rear, Upvc double glazed sliding patio door and side screen opens onto the rear garden.

Kitchen

12'2" x 9'10" (3.73m x 3m)

Equipped with a range of farmhouse oak style wall and base units, worksurfaces incorporating a 4 ring ceramic hob with concealed hood over, oven unit with built-in electric double oven, single drainer sink and mixer tap, space for fridge freezer, space and plumbing for washing machine and dish washer, radiator, Upvc double glazed window to side, Upvc double glazed door to side.

Bathroom

9'9" x 8'6" (2.99m x 2.6m)

Equipped with bath with hand-held mixer tap over, wc, wash hand basin, bidet, tiled walls, radiator, airing cupboard housing the hot water cylinder, Upvc double glazed window.

Bedroom 1

12'8" x 10'11" (3.87m x 3.34m)

With built-in wardrobes, chests and bedhead lockers, Upvc double glazed window to front, radiator, television point. Door to:

Ensuite Shower Room

9'3" x 3'9" (2.83m x 1.16m)

Equipped with a shower cubicle with electric shower, wc, wash hand basin, tiling to walls, extractor fan, Upvc double glazed window to side.

Bedroom 2

10'7" x 9'10" (3.24m x 3.01m)

Having Upvc double glazed window to front, radiator.

Exterior:

Having a lawned front garden with inset shrubs and concreted driveway leading to the:

Garage

20'4" x 11'5" (6.2m x 3.5m)

Having a single glazed rear door and window, up and over front vehicle door, light and power connected, wall mounted Camray oil fired central heating boiler.

Rear Garden

Paths to either side of the property lead to the rear lawned garden with patio area, garden shed, oil storage tank.

Tenure & Possession:

The property is Freehold with vacant possession upon completion.

Services:

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed in the property.

Local Authority:

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of D. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0380-2095-1270-2097-7515.

Viewing:

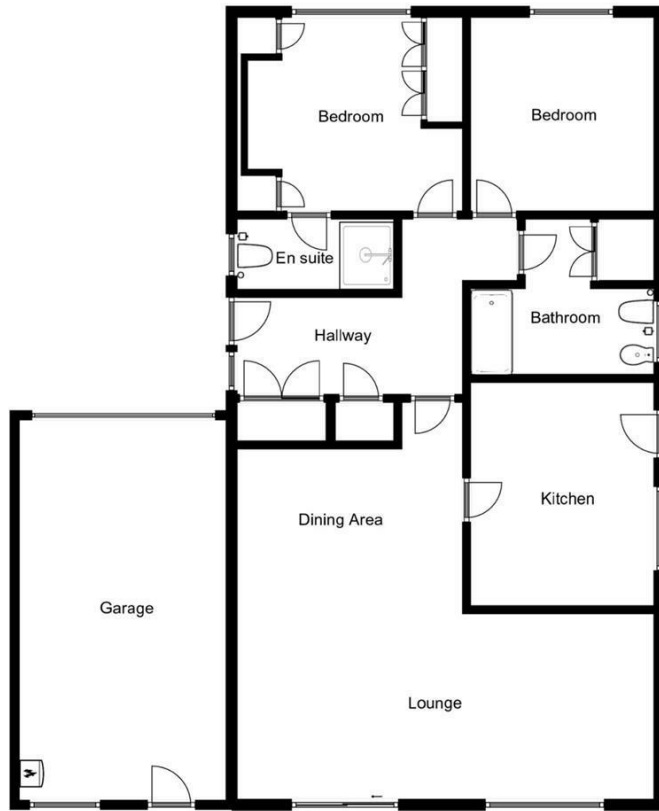
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions:

To find the property from Alford head in a southerly direction along the B1196, once in Willoughby village take the right hand turning into Tavern Way and the property stands on the right hand side.



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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

