Ferndale, Station Road, Willoughby

£230,000

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Willsons

SINCE 1842

Ferndale, Station Road, Willoughby, Alford, Lincolnshire, LN13 9NA

"AGENT'S COMMENTS"

This three bedroom detached bungalow offers well apportioned living space with a sensible floor plan to include good-sized dining kitchen with separate sizeable utility and additional rear boot room, dual aspect living room, bathroom with additional WC, driveway to two sides offering ample parking, compact low maintenance gardens and benefiting from oil-fired central heating and uPVC double glazing throughout. The property stands in a central village location with bus links close by and within walking distance of the village pub, shop, primary school, village green and allotments and is within easy reach of the popular Market Town of Alford at the foot of the Lincolnshire Wolds.

LOCATION

Willoughby, situated on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty offers village pub, shop, primary school, village green, allotments and transport links and is close to the Market Town of Alford which can be found approx. 3 miles north offering 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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Front of Property
Accessed via two brick pillar columns onto wide gravel driveway providing areas of parking to the front and side of the property, area of lawn with mature shrubs, plants and boundaries of hedging and fencing, external lighting and concrete pathway running to the side porch and onwards to the rear entrance. and carport.

Side Entrance Porch
Recessed side entrance porch with external lighting leading to uPVC front entrance door and central hallway.

Internal Hallway
11'9" ave x 17'8" x 3'3" min (3.6m ave x 5.4m x 1.0m min)
Accessed via a uPVC partially glazed front door with corresponding side panel with obscure glazing into central internal entrance hallway with two radiators, loft access, carpeted flooring, full height cloak storage cupboard and further full height airing cupboard housing immersion tank with built-in shelving.

Living Room
16'8" x 13'9" (5.08m x 4.19m)
Dual aspect room with central chimney breast wall with electric fire, hearth and mantle, wall lighting, two radiators, carpeted flooring and windows with aspects to the front and side of the property.

Dining Kitchen
19'4" x 9'10" (5.9m x 3.0m)
Sizeable dining kitchen with a range of wall and base units, space and socket for freestanding electric cooker with integrated extractor over, sink with individual taps and draining board, space for freestanding fridge freezer, partially tiled splashback, boiler controls, radiator, vinyl flooring and two windows with aspects to the side.

Utility Room
11'1" x 8'6" (3.4m x 2.6m)
With a range of wall units, worktop with space and plumbing for three appliances, wall mounted oil fired central heating boiler, high level fuse box, vinyl flooring, window and partially glazed external door to the rear garden.

Boot / Cloak Room
8'2" x 4'11" (2.5m x 1.5m)
Dual aspect room with high level electric isolation box, vinyl flooring, partially glazed wooden entrance door and windows to the side and rear of the property.

WC
8'6" x 2'11" (2.6m x 0.9m)
With WC, wash basin, vinyl flooring and window with obscure glazing.

Bedroom One
14'5" x 10'9" (4.4m x 3.3m)
Dual aspect room with radiator, high level window to the side and further window to the front of the property.

Bedroom Two
10'2" x 12'9" max (3.1m x 3.9m max)
With radiator, carpeted flooring and window with aspects to the side of the property.

Bathroom
6'10" x 7'6" (2.1m x 2.3m)
Comprising bath with shower handset over, WC, wash basin with individual taps, radiator, vinyl flooring and window with obscure glazing.

Bedroom Three
10'9" x 8'6" (3.3m x 2.6m)
With radiator, carpeted flooring and window with aspects to the side of the property.

Rear External Porch
Feature recessed external covered porch with arched access to the side door and rear of the property.

Carport
Enclosed carport with fencing to all sides, concrete flooring and recent polycarbonate roof.

Gardens
With low maintenance, compact garden to three sides with areas of lawn to the front and side, paving slab patio, external wall tap and lighting, wooden garden shed, heating oil storage tank and concrete pathways to all sides of the property.

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. Heating is via an oil-fired central heating system.

Local Authority
Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

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: 0320-2161-8140-2926-4825

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

Directions
From the main A16 between Louth and Boston, at Ulceby Cross take the A1104 towards the town of Alford. From the town of Alford take the B1196 to the village of Willoughby. On entering the villate, the property can be found on the right after 420m.
What3words///limo.prancing.piper

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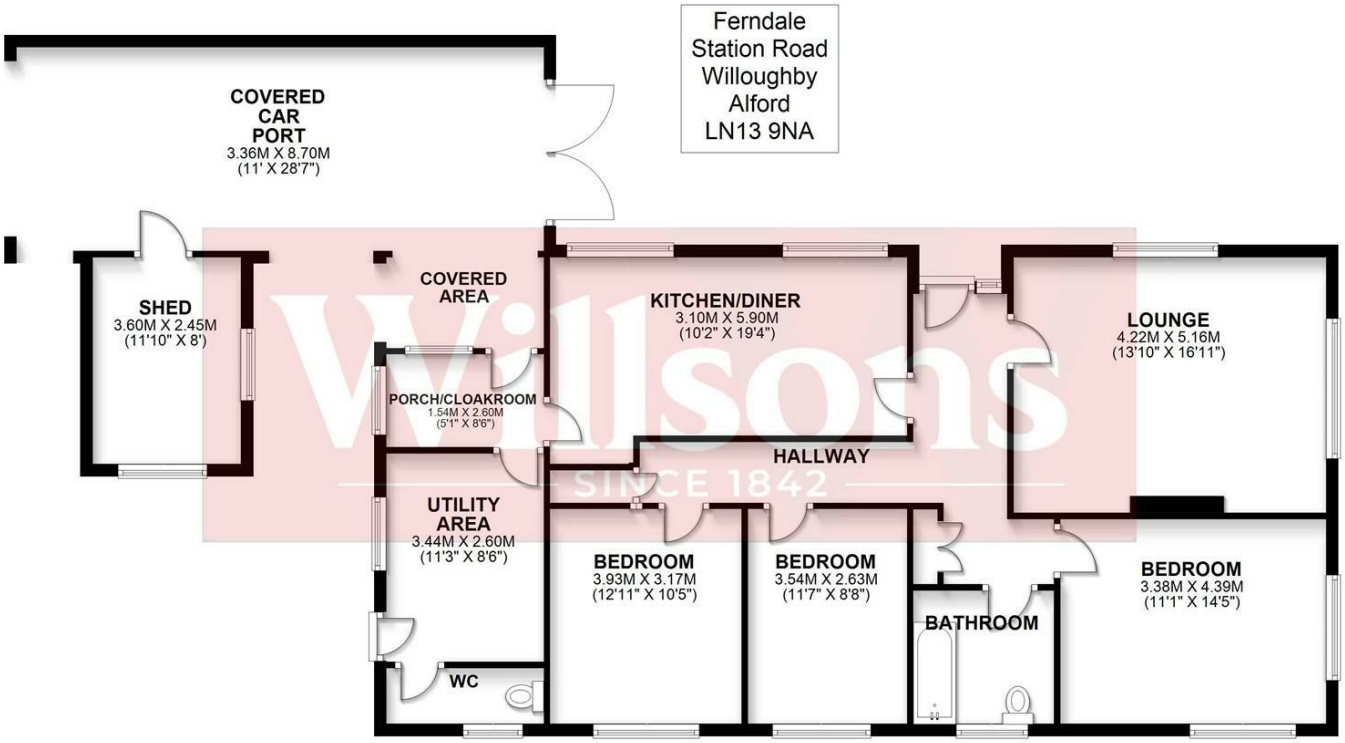

FLOOR PLAN INC OUTBUILDINGS

TOTAL AREA: APPROX. 159.6 SQ. METRES (1717.7 SQ. FEET)

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.