CHOICE PROPERTIES

Estate Agents

Pinewood Cottage Willoughby Road, Alford, LN13 9NP

Asking Price £425,000



Choice Properties are delighted to offer for sale this spacious and well-presented four-bedroom detached residence, situated in the sought-after village of Sloothby, near Alford. Enjoying stunning open views towards the Lincolnshire Wolds and backing directly onto open farmland, the property offers an attractive combination of generous living accommodation and a desirable rural setting. The well-appointed accommodation briefly comprises an enclosed porch, entrance hall, spacious lounge with feature multi-fuel burner, separate dining room, third reception room, kitchen/breakfast room, utility room and cloakroom. To the first floor, a landing provides access to the principal bedroom with en-suite shower room, three further double bedrooms and a modern family shower room. Externally, the property benefits from gardens, garage and carport, further enhancing its appeal. Offering versatile accommodation, beautiful countryside views and a sought-after village location, an internal viewing is highly recommended to fully appreciate all that this property has to offer.

Modern and spacious accommodation comprising :

Enclosed Porch
Built in bench with storage below, door to:

Entrance Hall
Stairs to first floor landing, under stairs storage cupboard, radiator.

Cloakroom
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin with mixer tap, part tiled walls, radiator.

Lounge
17'3 x 11'9
Double glazed window to front, feature multi fuel burner with decorative surround, radiator, internal glazed doors to:

Dining Room
11'8 x 11'8
Double glazed French doors to rear opening to garden, far reaching views, radiator.

Reception Room
14'5 x 11'8
Double glazed window to front, radiator.

Kitchen / Breakfast Room
14'5 x 11'7
Double glazed window to rear, far reaching views, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, space for appliances, breakfast bar, part tiled walls, radiator.

Utility Room
Double glazed door to rear opening to garden, far reaching views, double glazed window to side, stainless steel sink with mixer tap and drainer, space for appliances, radiator.

Landing
Built in storage cupboard, loft hatch, radiator.

Bedroom One
15'1 x 11'9
Double glazed window to front, built in wardrobes, radiator, door to:

En-Suite Shower Room
Obscure double glazed window to front, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, tiled shower cubicle, part tiled walls, heated towel rail, tiled floor.

Bedroom Two
14'5 x 11'8
Double glazed window to front and side, built in wardrobes, radiator.

Bedroom Three
14'5 x 11'8
Double glazed window to rear, far reaching views, radiator.

Bedroom Four
11'9 x 11'8
Double glazed window to rear, far reaching views, radiator.

Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, tiled shower cubicle, part tiled walls, built in storage, heated towel rail.

Garden
Far reaching views towards the Lincolnshire Wolds, backing to farmlands, lawned area, patio area, shed, workshop, flowers, trees and shrubs, side access, fenced surround.

Garage
Electric roller door, double glazed window to rear, double glazed door to rear, power and light.

Carport
Covered parking area

Driveway
Gated driveway providing off road paring space.

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 E

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

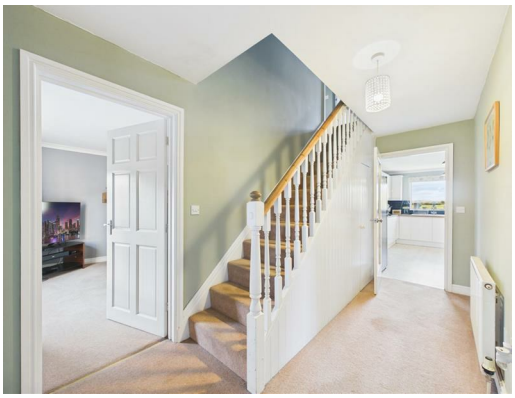
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.


























Floor 0





Floor 1

Approximate total area(1)

1899 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

Please use postcode of LN13 9NP to locate the property

