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Church Lane, Withern



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When it comes to
property it must be


lovelle



£309,950



Lovelles are pleased to bring to market this Spacious THREE Bed DETACHED Dormer Bungalow situated in the quaint village of Withern With NO UPWARD CHAIN! The property boasts Front and Rear Gardens with OPEN FIELD VIEWS! Viewing is ESSENTIAL to see what this property has to offer!

Key Features

- DETACHED Dormer Bungalow
- THREE Bedrooms
- Lounge
- Dining Room
- Kitchen
- Family Bathroom
- EPC rating U
- Tenure: Freehold





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The property comprises of Hallway, Lounge, Dining Room, Kitchen, Cloakroom, THREE Bedrooms and Family Bathroom. With Front Garden, Rear Garden Overlooking Open Fields, Driveway and Garage.

Hallway

1.90m x 5.02m (6'2" x 16'6")

Entered via a Upvc door into entrance hall, doors to all rooms, coving, radiator, telephone and stairs to first floor.

Lounge

3.24m x 6.65m (10'7" x 21'10")

With triple aspect windows to front and side elevations making this a light airy room, patio doors lead to rear garden, feature calor gas fire set in surround, power points, coving, two radiators and tv aerial.

Dining Room

3.69m x 3.82m (12'1" x 12'6")

Double aspect windows to front and side elevations, radiator, power points, tv aerial, coving and serving hatch through to kitchen.

Kitchen

4.59m x 2.67m (15'1" x 8'10")

Window to rear elevation, fitted with a range of base and wall units with worktop over, stainless steel double sink unit with drainer, built in hob with extractor over, built in ovens, cooker point, integrated fridge, integrated freezer, integrated dishwasher, fully tiled walls, tv aerial and radiator. There is a door which leads to the side porch.

Cloakroom

1.45m x 1.43m (4'10" x 4'8")

Obscure window to rear elevation, a two piece suite comprising of built in vanity with wash hand basin and WC, fully tiled wall, coving and radiator.

Side Porch

1.09m x 1.33m (3'7" x 4'5")

Accessed via the kitchen leads to a side porch with doors leading to the garage and rear garden.

Landing

3.21m x 1.15m (10'6" x 3'10")

Access to all rooms, built in storage cupboards, skylight window to rear and access to loft.

Bedroom One

4.63m x 3.20m (15'2" x 10'6")

Window to front elevation, double bedroom, fitted wardrobes and dressing table, radiator and tv aerial.

Bedroom Two

3.73m x 3.55m (12'2" x 11'7")

Double aspect windows to front and side elevation, double bedroom, fitted wardrobes and radiator.

Bedroom Three

3.70m x 2.07m (12'1" x 6'10")

Double aspect windows to rear and side elevation, double bedroom, fitted wardrobes and radiator.

Family Bathroom

2.39m x 2.27m (7'10" x 7'5")

Obscure window to rear elevation, a three piece suite comprising of panelled bath with shower over, built in vanity with wash hand basin and WC, fully tiled walls, extractor fan, ladder radiator and spotlights.

Rear Garden

To the rear of the property is a privately enclosed well maintained rear garden which is laid to lawn with a gravelled pathway through the garden with mature trees and shrubs and flower borders. With fencing to all perimeters and open field views. There is a patio seating area, brick built shed, summerhouse and a greenhouse.

Garage

Accessed via the side porch, triple aspect windows to side and rear elevations, plumbing for washing machine, ceramic sink and up and over door with light and power.

Front Garden

The front of the property is laid to lawn with flower borders and a path leading up to the property with a brick wall defining the boundary.

Driveway

There is ample space for several vehicles to park.

Location

Withern is approximately five miles from Alford Market Town and six and half miles from the coastal town of Mablethorpe . Withern is a village in the civil parish of Withern with Stain, in the East Lindsey district of Lincolnshire, England. It is situated on the A157 road, and 7 miles (11 km) south-east from Louth. The village of Withern also has facilities such as primary school, village hall, local pub, Methodist church and a weekly sub-post office. There is also a regular bus service which runs to Louth and the coast. Alford has local amenities including Doctors, Dentist, Schools for all ages, and a range of shops.

Directions

From our Mablethorpe Branch, 41 Victoria Road, head towards the traffic lights and turn left onto the High Street. Continue along the High Street (the A1104) as it leads out of Mablethorpe towards Maltby le Marsh. Take your first right hand turning onto the A157, St. Peters Lane. The road will continue and led you to Main Road, Withern. Turn Right at the junction and turn right onto Church Lane. Follow the road down and the property can be identified on the left hand side.





Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band C .Lovelleville Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services





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