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Church Lane, Withern



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When it comes to
property it must be


lovelle



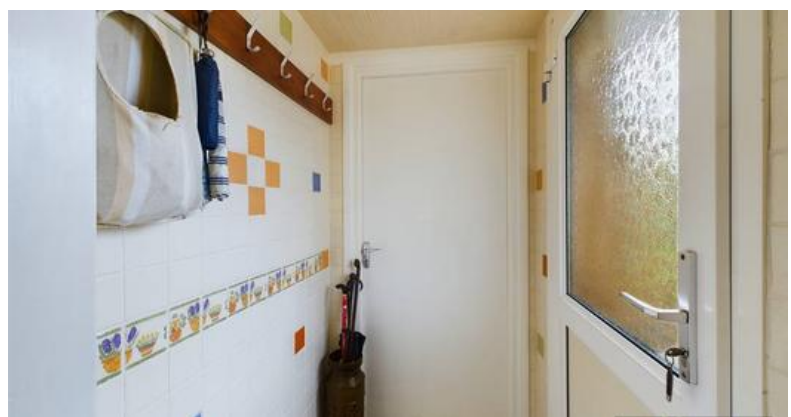
£299,950



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 D
- Tenure: Freehold





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Hallway

5.02m x 1.9m (16'6" x 6'2")

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

Lounge

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

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

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

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

Kitchen

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

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

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

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

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

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

Landing

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

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

Bedroom One

3.2m x 4.63m (10'6" x 15'2")

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

Bedroom Two

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

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

Bedroom Three

2.07m x 3.7m (6'10" x 12'1")

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

Family Bathroom

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

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 .Lovellev 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Viewing

By appointment with the Sole Agent Lovellev Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Energy performance certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Floor 0



Floor 1

Approximate total area⁽¹⁾
108.68 m²

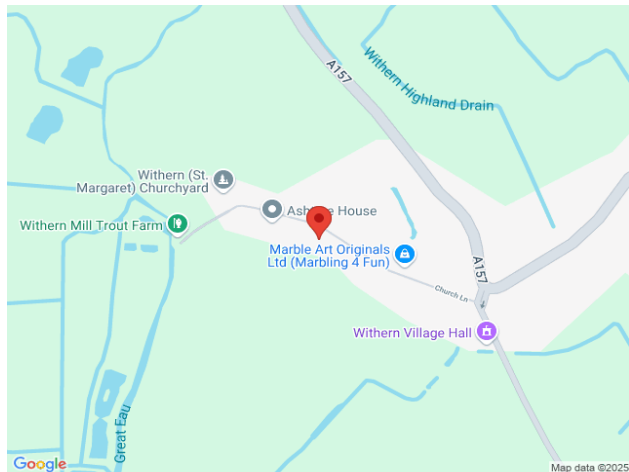
Reduced headroom
1.52 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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