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Stain Lane, Withern



When it comes to
property it must be


lovelle



£400,000



Lovelles are pleased to bring to market this Spacious FOUR Bed DETACHED House with NO UPWARD CHAIN and OPEN FIELD VIEWS set in approximately 1 acre located in a quaint village location in Withern.

Key Features

- DETACHED House
- Four Bedrooms
- THREE Reception Rooms
- TWO Bathrooms
- Open Field Views
- DOUBLE Garage
- EPC rating F
- Tenure: Freehold





Lovelles are pleased to bring to market this Spacious FOUR Bed DETACHED House with NO UPWARD CHAIN and OPEN FIELD VIEWS located in a quaint village location in Withern. Viewing is ESSENTIAL to see what this property has to offer!

The property comprises of Utility, WC, Kitchen, Pantry, Dining Room , Living Room, Office, FOUR Bedrooms and TWO Bathrooms. With Rear Garden, Driveway and DOUBLE Garage.

Entrance

Entered via Upvc door into;

Kitchen

Triple aspect windows, fitted with a range of base and wall units with worktop over, tiled splashback, LPG gas hob, electric cooker, one bowl stainless steel sink with double drainer, extractor fan, power points, ceiling light and radiator.

Pantry

1.14m x 2.02m (3'8" x 6'7")

With shelving, power point and ceiling light.

Cloakroom

0.85m x 1.96m (2'10" x 6'5")

Opaque window to side elevation, WC and ceiling light.

Boot Room/Utility Room

2.75m x 3.74m (9'0" x 12'4")

Window to rear elevation, fitted with base units and worktop over, tiled splashbacks, space and plumbing for washing machine, space for freestanding fridge , freestanding freezer, radiator , power points and door leading out to the rear garden.

Dining Room

3.18m x 4.76m (10'5" x 15'7")

Window to side elevation, open arch into kitchen area, oil fired central heating boiler set in surround, built in storage cupboard, ceiling light, tv aerial, telephone point, power points and door leading out into the garden.

Inner Hall

1.48m x 1.74m (4'11" x 5'8")

Giving access to the stairs to the First floor, under stairs storage cupboard, radiator, ceiling light and doors too ground floor rooms.

Reception Room One

3.95m x 4.85m (13'0" x 15'11")

Window to front elevation, real fire set in surround, tv point, power points, radiator and ceiling light.

Reception Room Two/ Ground Floor Bedroom Two

2.86m x 2.88m (9'5" x 9'5")

Double aspect windows to side and rear elevation, radiator, power points ceiling light.

Ground Floor Bedroom

3.43m x 3.61m (11'4" x 11'10")

Window to front elevation, radiator, ceiling light, book shelving and power points.

Ground Floor Shower Room

2.09m x 1.85m (6'11" x 6'1")

Obscure window to side elevation, a three piece suite comprising of corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls, radiator and ceiling light.

Landing

4.88m x 1.24m (16'0" x 4'1")

Window to side elevation open field views, doors to all rooms, radiator and power points.

Bedroom One

3.64m x 3.49m (11'11" x 11'6")

Window to side elevation with field views, fitted wardrobes, with draws and dressing table, radiator, ceiling light and power points.

Bedroom Two

3.94m x 2.60m (12'11" x 8'6")

Window to front elevation, radiator, ceiling light and power points.

Bedroom Three

2.76m x 2.15m (9'1" x 7'1")

Window to front elevation, radiator, ceiling light, built in storage cupboard and power points.

Family Bathroom

1.69m x 1.75m (5'6" x 5'8")

Opaque window to side elevation, a three piece suite comprising of panelled bath, vanity wash hand basin, WC, radiator and fully tiled walls.

Outside Space

If you are wanting an idyllic garden this property is the one for you set in approximately 1 acre with far reaching open field views. Outside you will find wrap around garden laid to lawn with hedge boarder defining the boundary. An orchard and wild garden with mature trees, hedges and bushes. A concrete pathway leads to the front entrance.

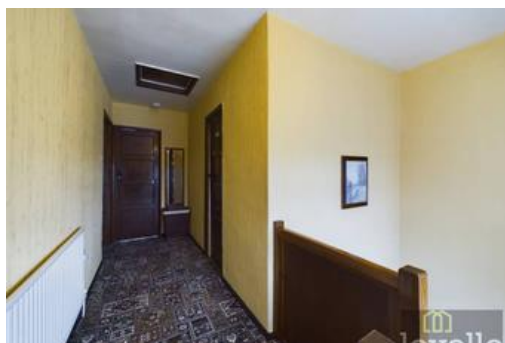
Detached Double Garage

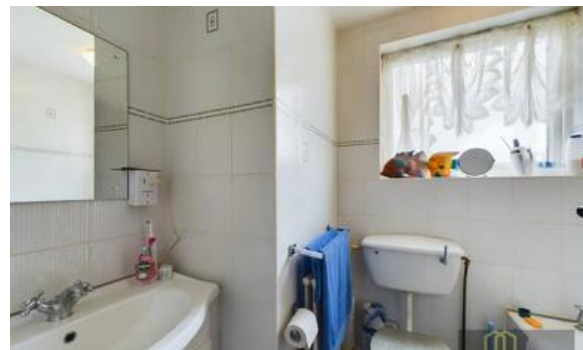
10.81m x 5.83m (35'6" x 19'1")

Spacious DOUBLE Garage with electric roller door, eves storage, window to the side elevation and pedestrian door leading out to the garden.

Driveway

There is a concrete driveway in front of the garage allowing 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 office Head north-west on Victoria Rd/A52 towards Knowle Street, Turn left onto Knowle Street, Turn right onto Seacroft Road, Turn left onto High Street/A1104, Continue to follow A1104 for 1.1 miles. Turn right onto A1031 for 1.1 miles, Turn left onto Stain Lane for 3.5 miles and the property is on the right hand side.

Services

The property has Oil central heating, septic tank, 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 D .Lovelle 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

Agents note

The property is being sold with no upward chain and currently probate procedures are in place.





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