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Vyner Row, Withern , Alford



When it comes to  
property it must be

  
**lovelle**



£190,000



A spacious and deceiving THREE Bed semi detached property situated in the quaint village of Withern with No UPWARD CHAIN.

### Key Features

- NO UPWARD CHAIN
- SEMI-DETACHED HOUSE
- THREE Bedrooms
- Lounge

- Kitchen
- Conservatory
- EPC rating U
- Tenure: Freehold





A spacious and deceiving THREE Bed semi detached property situated in the quaint village of Withern with No UPWARD CHAIN.

The property comprises of Kitchen, Lounge, Dining Room, Conservatory, THREE Bedrooms and Shower Room. With Rear and Front Gardens.

### Entrance Hall

1.83m x 4.57m (6'0" x 15'0")

Upvc door in, radiator, staircase to first floor, built in storage cupboard and access to all rooms.

### Lounge

3.78m x 3.76m (12'5" x 12'4")

Window to rear elevation, feature fireplace with tiled mantle and hearth, radiator, power point, built in storage cupboard, coving and textured ceiling.

### Dining Area

3.76m x 3.19m (12'4" x 10'6")

Sliding patio doors to conservatory, feature fireplace with tiled mantel and hearth, power points and radiator.

### Conservatory

2.33m x 3.1m (7'7" x 10'2")

Windows to all elevations and sliding door into rear garden.

### Kitchen

1.83m x 2.89m (6'0" x 9'6")

Dual aspect windows to front elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink with drainer, space for fridge/freezer, space for cooker, space and plumbing for washing machine, tiled splashbacks and power points. Door into;

### Porch

1.86m x 0.95m (6'1" x 3'1")

Upvc door to the front garden, built in pantry and door into;

### WC

1.85m x 0.81m (6'1" x 2'8")

Obscure window to side elevation and WC.

### Landing

1.83m x 2.4m (6'0" x 7'11")

Window to front elevation, access to all rooms and loft hatch.

### Bedroom One

3.79m x 3m (12'5" x 9'10")

Window to rear elevation, double bedroom, built in storage cupboard, power points and radiator.

### Bedroom Two

2.8m x 3.57m (9'2" x 11'8")

Window to rear elevation, double bedroom, built in storage cupboard, power points and radiator.

### Bedroom Three

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

Window to front elevation, radiator and power points.

### Shower Room

1.83m x 2.09m (6'0" x 6'11")

Obscure window to front elevation, a three piece suite comprising of corner shower cubicle, pedestal wash hand basin, WC, radiator , mermaid board to the walls and extractor fan.

### Rear Garden

To the rear you will find a privately enclosed garden with hedging and fencing to all perimeters. The garden is low maintenance with a variety of mature trees, hedges and shrubs. There is a timber garden shed, glass greenhouse and pond.

### Front

The front of the property is enclosed via hedging to all perimeters. There is a lawned area to the front with a variety of mixed trees, shrubs and flowers. Access to the property is via an iron gate. You can access the rear garden via the side gates.

### Location

The village of Withern 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.

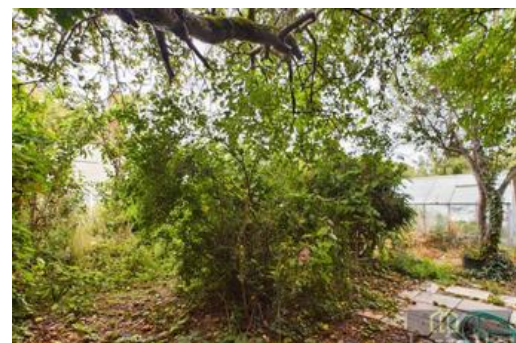
### Services

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 A .Lovelles 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

### 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. 'The property can be found on the left hand side located opposite the school.

### Viewing





By appointment with the Sole Agent Lovelle 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.

### Agents Note

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.

### 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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
956.27 ft<sup>2</sup>  
88.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

