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Chalk Lane, Withern



When it comes to
property it must be


lovelle



£650,000

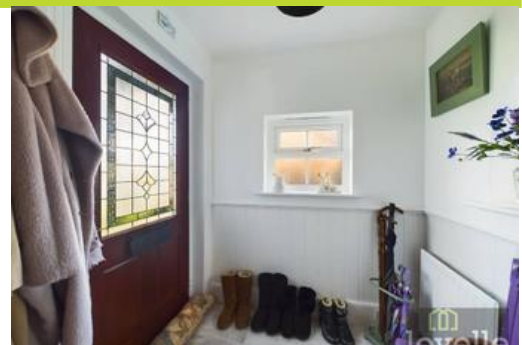
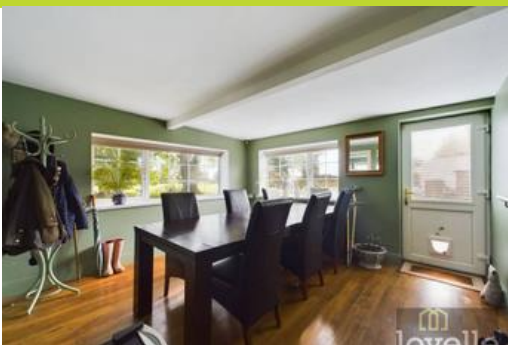


What an exceptional property, larger than average boasting 1.6 acre of outdoor space which could also be used for equestrian use, out buildings/stables, wood store, garage, private driveway and parking, internal space in abundance this property is highly recommended for viewing, also being located two miles from the local 18 hole golf course and restaurant and driving range.

Key Features

- Detached Period Property
- Ground Floor Bedroom
- 1.6 Acre Gardens with Out-Buildings
- Walk-In Pantry
- Five Bedrooms
- Utility Room
- EPC rating F
- Tenure: Freehold





What an exceptional property, larger than average boasting 1.6 acre of outdoor space, out buildings, garage, private driveway and parking, internal space in abundance this property is highly recommended for viewing. The property itself offers FIVE bedrooms, garden room, good size kitchen, walk in pantry, lounge, dining room, utility room, ground floor bathroom, boiler room, ground floor bedroom or study, first floor shower room, further bedrooms.

Entrance Porch

2.07m x 1.75m (6'10" x 5'8")

Located to the front of the property and accessed via a glazed timber door, opening up into a light airy space with window to the side elevation and further arched window to the rear elevation, door into the lounge.

Lounge

3.64m x 5.33m (11'11" x 17'6")

With dual aspect windows to side elevation, a feature brick fireplace with tiled hearth, power points, radiator and coving to ceiling, opening up into the kitchen, further openings into the dining room.

Dining Room

4.3m x 4.27m (14'1" x 14'0")

Window to rear elevation, two radiators, television point, power points and coving to ceiling, openings into the lounge.

Kitchen

3.63m x 5.01m (11'11" x 16'5")

With dual aspect windows to front and side elevations, fitted with a range of base and wall units with contrasting worktop over, black tiled subway splashback, space for freestanding range cooker, space for fridge, power points and two radiators, windows to the rear and side elevations. A door leads into the walk in pantry and into the garden room.

Walk-In Pantry

1.07m x 3.05m (3'6" x 10'0")

A cookers dream, with window to rear elevation and fitted with a range of shelving.

Garden Room

3.7m x 3.78m (12'1" x 12'5")

With dual aspect windows to rear and side elevation creating a light space, radiator and door leading out to the rear garden patio area and opening up to the rear garden.

Inner Hall

3.61m x 1.85m (11'10" x 6'1")

With access to first floor staircase and radiator, access to the cellar via hatch.

Ground Floor Bathroom

2.79m x 3.94m (9'2" x 12'11")

With dual aspect windows to side elevations, a four piece suite comprising of a traditional cast iron roll top freestanding bath with shower attachment, pedestal wash hand basin, bidet and high level WC, with feature tiled wall and door leading into;

Conservatory

With windows to all elevations and doors out to the rear garden, thermotec roof, power points, tiled floor.

Boiler Room

Being located between the ground floor bathroom and conservatory, housing floor mounted boiler and separate WC, tiled floor and light.

WC

WC and wall mounted wash hand basin.

Study/Ground Floor Bed 5

3.2m x 3.3m (10'6" x 10'10")

Window to rear elevation, this room could be used for either a study or a bedroom with built in cupboards, radiator and power points, door leading to utility room.

Front Utility Area

2.74m x 1.32m (9'0" x 4'4")

Window to front elevation, one bowl stainless steel sink with drainer and mixer taps, base units with worktop over, space and plumbing for washing machine, power points and Upvc frosted window door leading out to the rear.

Drawing Room

4.25m x 4.27m (13'11" x 14'0")

A bay window to front elevation and window to side elevation creating an array of natural light, spacious room with feature real working fire set in hearth and surround, radiator, power points and picture rail.

Landing

2.82m x 1.83m (9'4" x 6'0")

Window to rear elevation and access to all rooms.

Bedroom One

3.21m x 4.25m (10'6" x 13'11")

Window to rear elevation, a double bedroom with built in cupboard, a traditional feature fireplace, radiator, power points and coving to ceiling.

Bedroom Two

3.52m x 4.34m (11'6" x 14'2")

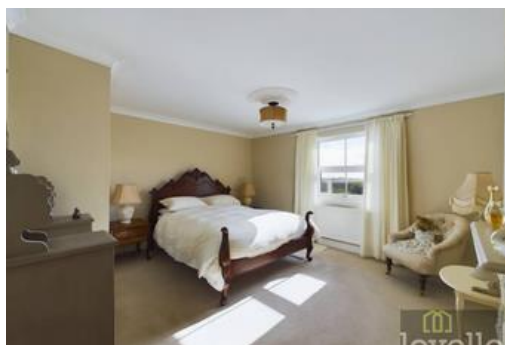
Window to side elevation, double bedroom with built in cupboards, a traditional feature fireplace, power points and coving to ceiling.

Bedroom Three

With dual aspect windows to rear and side elevation, double bedroom, built in cupboards, radiator, television point, power points and coving to ceiling.

Bedroom Four/Dressing Room

2.61m x 2.14m (8'7" x 7'0")





Window to side elevation, the vendor is currently using as a dressing room but could be used as single bedroom, with radiator.

Large Family Shower Room

3.38m x 3.05m (11'1" x 10'0")

Obscure window to side elevation, a spacious three piece suite comprising of large shower cubicle with a feature subway tiled wall, a traditional double hand wash basin, radiator and towel rail.

Outbuildings

16'0" x 18'7" (4.9m x 5.7m)

Having two brick built garages with attached brick buildings to the side, with own access to the buildings.

wood Store 13" x 8.6

walled garden pig pen 14" x 12"

Stables 1) 14" x 8"

Stable 2) 14" x 7"

Stable 3) 12.3" x 8.4

Outside Space

The impressive gardens are said to measure 1.6 acres in total, being mainly all laid to lawn with mature planted trees and hedging. This garden wraps itself around the property and can be accessed from all sides.

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, Methodist church. 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. Take the second left onto Chalk Lane follow the road and the property is 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 E .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

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.

Viewings

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.

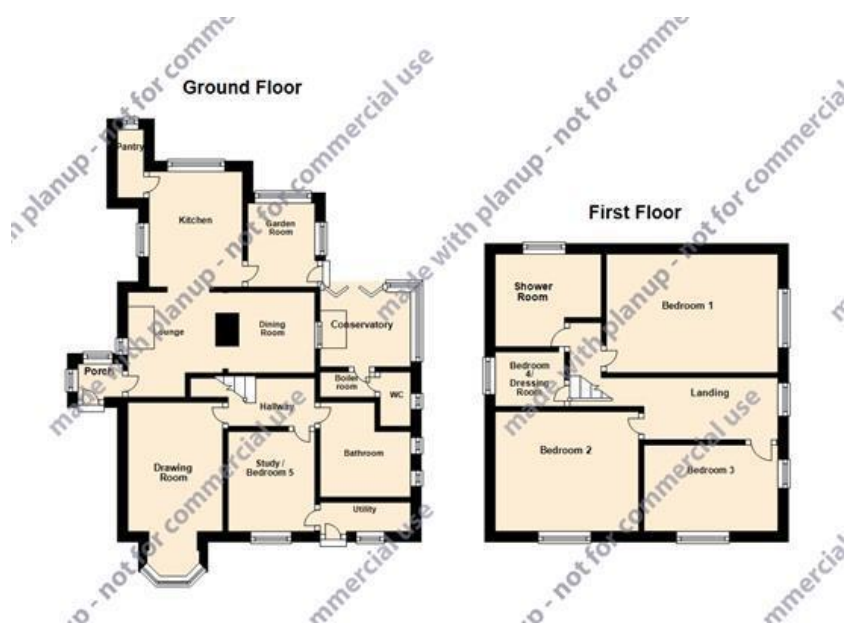
Energy Performance Certificate

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.





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01507 478297

Mablethorpe@Lovelle.co.uk

