

Buy. Sell. Rent. Let.



Gold Lane , Withern



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When it comes to
property it must be


lovelle



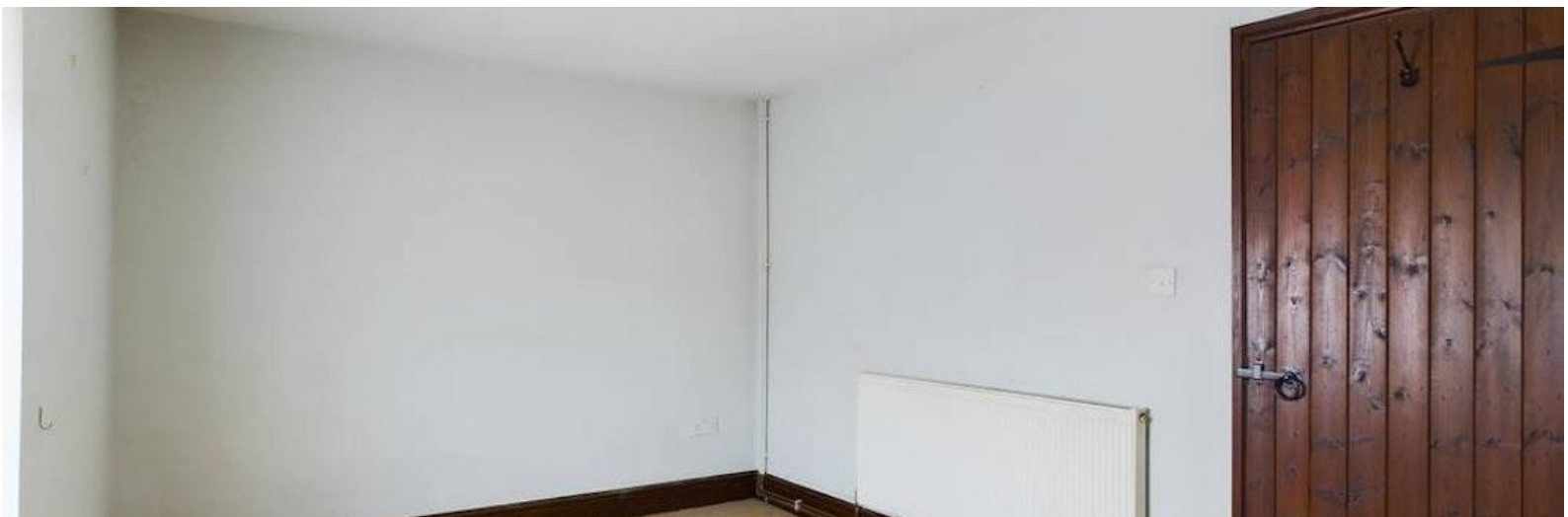
£240,000



Lovelles are pleased to bring to market this deceptively spacious two bed detached bungalow located in the quaint rural village of Withern With far reaching Open Field Views! The property also benefits from no upward chain and is full of character and charm ! Early viewing is advised!

Key Features

- Detached Bungalow
- No Upward Chain
- Rural Location
- Open Field Views
- TWO Bedrooms
- Drive and Garage
- EPC rating D
- Tenure: Freehold





Lovelles are pleased to bring to market this deceptively spacious two bed detached bungalow located in the quaint rural village of Withern With far reaching Open Field Views! The property also benefits from no upward chain and is full of character and charm ! The property comprises of Hall, Lounge, Kitchen Diner, Two Bedrooms and Family Bathroom. With private rear garden, Driveway and Garage.

Early viewing is advised!

Entrance Hall

3.56m x 1.2m (11'8" x 3'11")

Entry gained via Upvc door, access into hallway, power points , consumer unit and door out to the garden.

Lounge

6.22m x 4.27m (20'5" x 14'0")

Dual aspect windows to side elevation looking out to the garden, feature brick fireplace set in surround, tv point, power points and two radiators.

Kitchen Diner

3.89m x 4.01m (12'10" x 13'2")

Window to side elevation, a spacious kitchen fitted with a range of base and wall units with worktop over, stainless steel one and half bowl sink with drainer, oven and four ring hob with extractor hood over, space and plumbing for washing machine, tiled splashbacks, power points and door leading out to rear garden.

Hallway

Access to all rooms, access to loft and radiator.

Bedroom One

3.71m x 4.17m (12'2" x 13'8")

Window to front elevation, double bedroom, power points and radiator.

Bedroom Two

2.84m x 4.37m (9'4" x 14'4")

Window to front elevation, double bedroom, power points and radiator.

Family Bathroom

3.67m x 2.45m (12'0" x 8'0")

Obscure window to rear elevation, a spacious three piece suite comprising of bath, pedestal wash hand basin, WC, extractor fan, partly tiled walls and radiator.

Rear Garden

To the rear of the property you will find a privately enclosed rear garden with a picket style fence to define the boundary. The rear garden is low maintenance laid to gravel with a brick pathway. You will also find far reaching open field views.

Front

To the front of the property there is open field views. The front is gravelled for low maintenance. To the side there is a driveway allowing vehicle to park and gated entrance into the garden.

Garage

An attached garage, with power and lighting,.

Location

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 High St/A1104, Continue to follow A1104 for 3.7 miles, Turn right onto Beesby Road/A157 and Continue to follow A157 for 2.5 miles, Turn left onto Gold Lane. The property can be found on the right 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.

Agents Notes

These particulars are for guidance only. Lovelleville 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.

Viewings

By appointment with the Sole Agent Lovelleville 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.

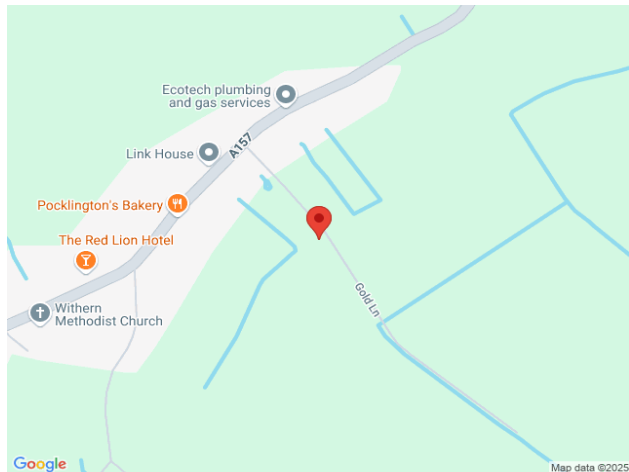
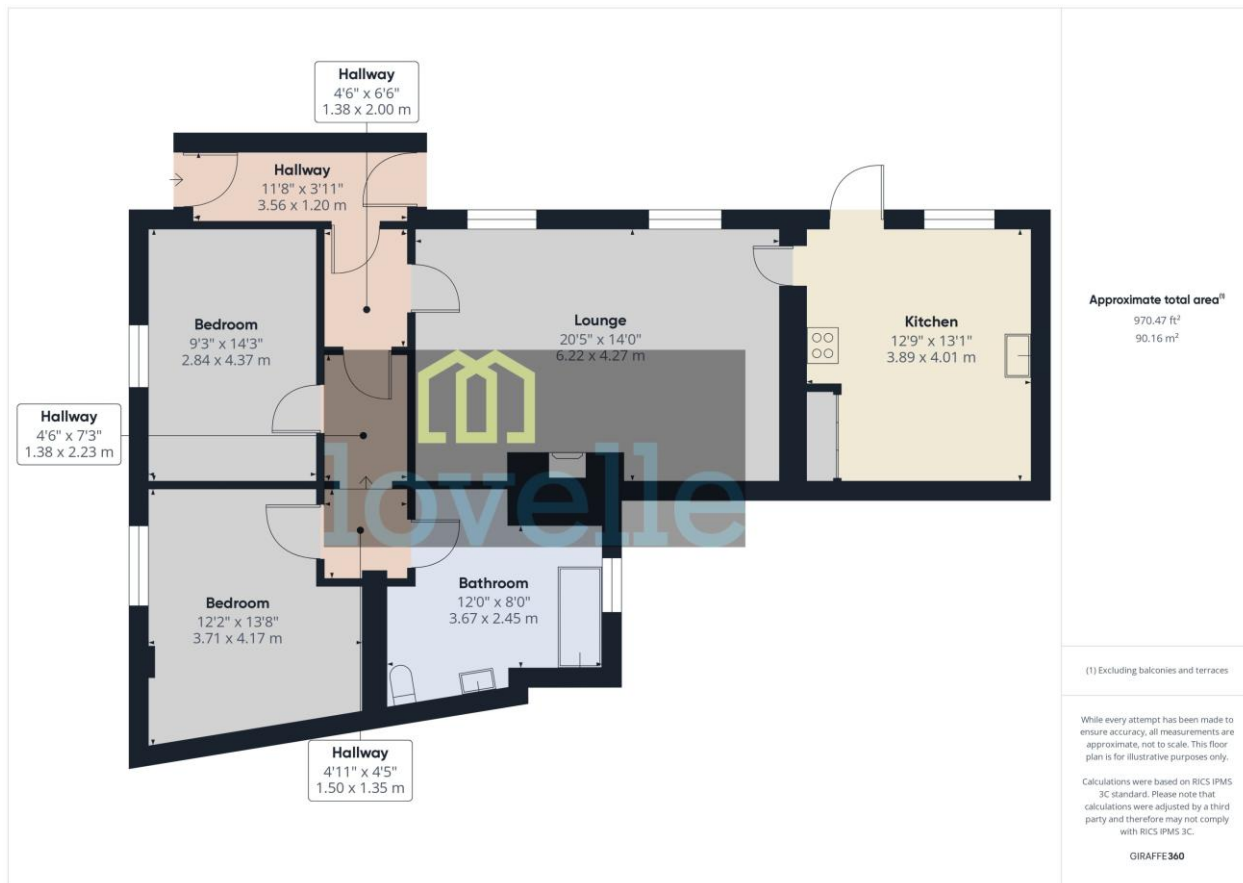
Energy Performance Certificate

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.





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