

Buy. Sell. Rent. Let.



Main Road, Withern



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When it comes to
property it must be


lovelle



£350,000

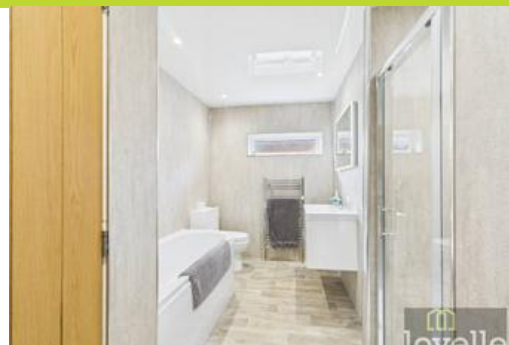


Lovelles are pleased to bring to market this NEWLY REFURBISHED THREE Bed Detached Bungalow in the quaint village of Withern set on a sizeable plot.

Key Features

- Recently Renovated
- Newly Installed Kitchen Diner
- Detached Bungalow
- Lounge
- Three Bedroom
- Utility Room
- EPC rating E
- Tenure: Freehold





Lovelles are pleased to bring to market this NEWLY REFURBISHED THREE Bed Detached Bungalow in the quaint village of Withern set on a sizeable plot. The property comprises of Entrance Hall, Kitchen Diner, Lounge, Utility Room, Cloakroom, THREE Bedrooms and Bathroom. With Rear Garden, Driveway and Garage.

Entrance Hall

Door into the hall, access to all rooms, spotlights, power points and radiator.

Kitchen Diner

6.19m x 3.63m (20'4" x 11'11")

With two windows to both side elevations, A NEWLY REFURBISHED BEAUTIFUL KITCHEN fitted with a range of base and wall units with worktop over, one bowl ceramic sink with drainer, integrated dishwasher, space for fridge/ freezer, tiled splashbacks. Generous island with 5 ring induction hob and extractor over, two built in ovens and space for drinks cooler, two radiators, tv aerial points, spotlights and space for dining table.

Utility Room

1.48m x 3.78m (4'11" x 12'5")

Newly Added fitted with base and wall units with worktop over, stainless steel one bowl sink unit, plumbing for washing machine and dryer, tiled splashbacks and power points.

Lounge

5.07m x 3.79m (16'7" x 12'5")

Bay window to front elevation and window to side elevation , electric fire set on a marble hearth and surround, radiator, power points, tv aerial and spot lights.

Bedroom One

4.01m x 3.35m (13'2" x 11'0")

With window to rear elevation, Double bedroom built in wardrobes, radiator, power points and tv aerial point.

Bedroom Two

2.88m x 3.38m (9'5" x 11'1")

Window to rear elevation, Double bedroom, built in wardrobes, radiator, power points and tv aerial point.

Bedroom Three

3.35m x 3.38m (11'0" x 11'1")

Double opening doors lead out onto the rear garden, radiator, power points and spotlights.

Cloak Room

1.25m x 1.89m (4'1" x 6'2")

With circle obscure window to front elevation, dual flush WC, wash hand basin set in vanity, towel radiator, spotlights and wall mounted consumer unit.

Family Bathroom

2.54m x 2.08m (8'4" x 6'10")

RECENTLY RENOVATED Obscure window to side elevation, a four piece suite comprising of Shower cubicle, bath, WC, wall hung vanity wash hand basin, radiator, extractor fan , mermaid boarding to walls and storage cupboard.

Rear Garden

To the rear of the property is privately enclosed with fencing to all perimeters and outlook onto the open fields. The rear garden is laid to lawn with timber borders, a patio area and a timber shed.

Front Garden

The front of the property is fenced with a traditional picket fence. The front garden being mainly laid to lawn with flower and shrub beds.

Driveway

A large gravelled driveway to the front allowing several vehicles to park.

Garage

A detached, brick built garage, with up and over door, side personal door and window.

Location

'Eastwood Lodge ' is located in 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.

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. 'Eastwood Lodge' can be found on the right hand side, set back from the road, identified by our 'For Sale' Board.

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 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.

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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