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Church Lane , Withern



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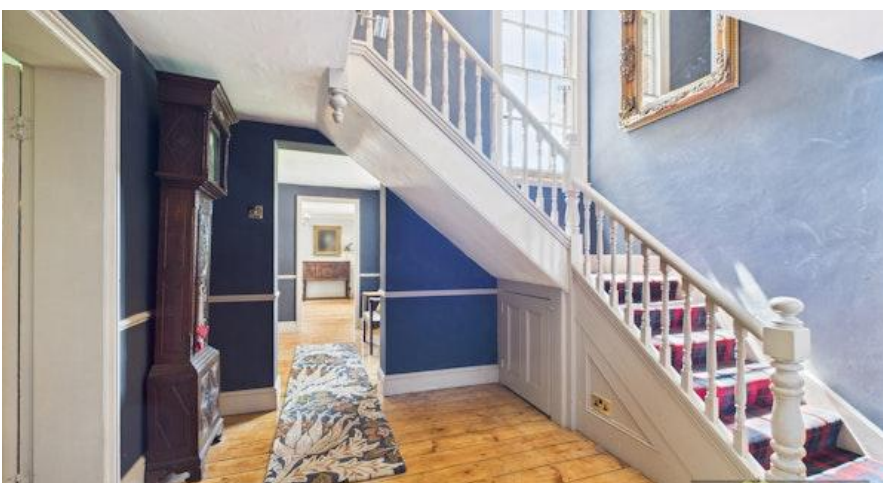
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When it comes to
property it must be


lovelle



£665,000



Lovelles are pleased to bring to market The Old Parsonage a charismatic, charming property and the epitome of Lincolnshire country life. The property is situated in the quaint village of Withern. The plot spans approximately 1.25 Acres with open field views and open farmland. This stunning Grade II listed building is the perfect family home. It offers flexible living accommodation with original features and outbuildings.

Key Features

- Grade II Listed Family Property
- Plot Spanning Approximately 1.2 Acres
- Open Countryside and Farmland Views
- Master Bedroom With En Suite
- Living Room and Dining Room
- Private Gravelled Driveway
- EPC rating F
- Tenure: Freehold





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Entry

1.11m x 2.01m (3'7" x 6'7")

Gain entry via a glass paneled front door, double opening glass 'French' doors lead into;

Hallway

3.03m x 2.26m (9'11" x 7'5")

Spacious hall, radiator, power points and door into;

Reception Room / Study

4.21m x 4.7m (13'10" x 15'5")

Dual aspect windows to front and rear elevation, spacious room with original features such as wooden beams and shutters, radiator and powerpoints.

Inner Hall

3.61m x 3.31m (11'10" x 10'11")

Access to all rooms, radiator and power points.

Dining Room

4.34m x 4.76m (14'2" x 15'7")

Window to front elevation, wooden beams, fireplace, radiator and power points.

Living Room

6.53m x 4.27m (21'5" x 14'0")

Dual aspect windows to side and rear elevation overlooking the garden and open field views with double opening 'French' doors leading out to the garden, fireplace, two radiators, coving to ceiling and picture rail.

WC

3.36m x 1.12m (11'0" x 3'8")

Obscure window to side elevation, WC and pedestal wash hand basin.

Kitchen

7.27m x 4.63m (23'11" x 15'2")

Dual aspect windows, the kitchen is fitted with a range of base and wall units with worktop over, one and half bowl sink with drainer, hob with extractor over, breakfast bar area, power points, radiator. Opening into;

Dining Area

Dual aspect windows, feature multi fuel stove, radiator and power points. Door into;

Utility Room

4.18m x 4.53m (13'8" x 14'11")

Dual aspect windows, a brilliant and handy space. Fitted with base units with worktop over, one and half bowl sink with drainer, space and plumbing for washing machine, space for dishwasher , space for fridge freezer, radiator and power points. The boiler is housed here.

Landing

3.59m x 1.2m (11'10" x 3'11")

Window to side elevation, radiator and access to all rooms.

Master Bedroom

5.56m x 5.4m (18'2" x 17'8")

Dual aspect windows to front and side elevation with breathtaking open field views , spacious double bedroom, built in double wardrobes and drawers, picture rail, power points, two radiators and door into;

En Suite

1m x 4.18m (3'4" x 13'8")

Window to rear elevation, large shower cubicle, WC, pedestal wash hand basin , mermaid board to wall and ladder style radiator.

Inner Hall

1.69m x 3.12m (5'6" x 10'2")

Access to rooms and power point.

Bedroom Two

4.28m x 4.13m (14'0" x 13'6")

Window to front elevation, spacious double bedroom, radiator, built in wardrobe, fireplace and power points.

Bathroom

2.5m x 3.05m (8'2" x 10'0")

Window to front elevation, a modern bathroom with double ended freestanding bath, pedestal wash hand basin, WC , ladder style radiator and spotlights.

Bedroom Three

4.22m x 4.11m (13'10" x 13'6")

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

Bedroom Four

2.51m x 4.61m (8'2" x 15'1")

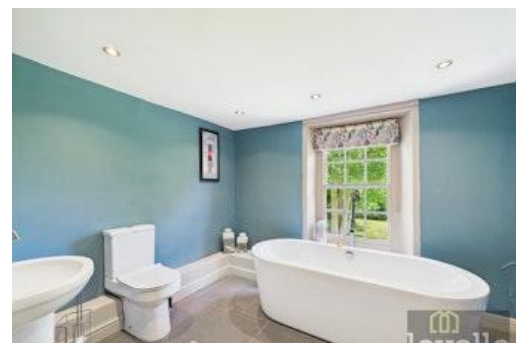
Dual aspect windows to side elevations, double bedroom, radiator, double built in wardrobes and power points.

Shower Room

3.49m x 1.35m (11'6" x 4'5")

Window to side elevation, a modern shower room with large shower cubicle, oval countertop wash hand basin, WC, ladder style radiator and spotlights.

Outside





Situated on approximately 1.25 acres of mature gardens and grassland with a variety of mature trees and shrubs. . The garden has been beautifully landscaped to admire the beauty of the property. Stunning open field views can be admired. The property is secluded and private with mature trees and hedging defining the boundary.

Drive

The property is approached via a sweeping gravel driveway which leads you from the main road down towards the main entrance of the property. There is ample parking for several vehicles to park.

Outbuildings

A number of outbuildings, including a second garage, wood store, storage shed and substantial two storey coach house which has the potential to be developed, subject to the necessary permissions.

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. The property is located in close proximity to two local, free grammar schools. KEGS in Louth and QEGS in Alford.

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. Turn Right at the junction and turn right onto Church Lane. The property can be found 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 C .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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

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.

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.

EPC

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.

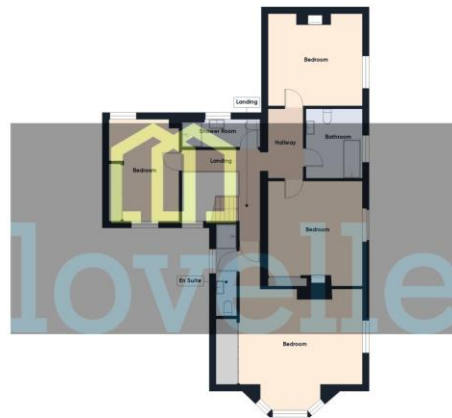
Mortgage Advice

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



Approximate total area⁽¹⁾

2863 ft²
266.1 m²

Reduced headroom

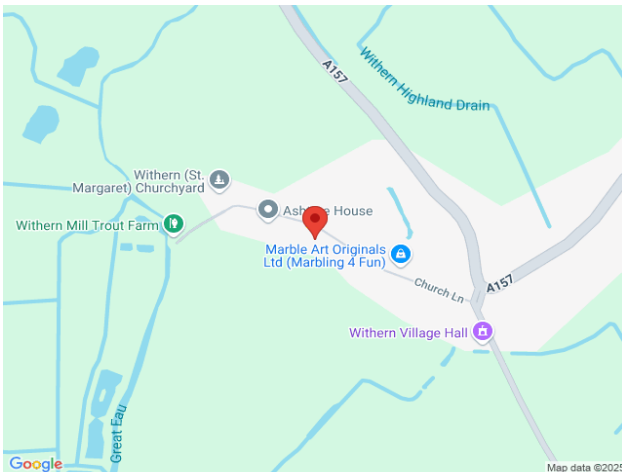
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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