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Church Lane, Withern



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When it comes to  
property it must be

  
**lovelle**



£299,950



Do you prefer the quiet life surrounded by nature? Here we have is this Three-Four bed DETACHED DORMER BUNGALOW with NO UPWARD CHAIN, situated in the tranquil village of Withern. Boasting open field rear views, beautifully maintained front garden, and off road parking.

#### Key Features

- No Onward Chain
- Detached Bungalow
- Three/ Four Bedrooms
- Lounge
- Kitchen and Dining Room
- Rear Garden
- EPC rating D
- Tenure: Freehold





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The property comprises of Entrance Hall, Lounge, Kitchen, Dining Room, Conservatory, Three/Four Bedrooms One With WC and Shower Room. With Rear and Front Gardens, Driveway and Garage.

### Entrance Hall

4.72m x 3.12m (15'6" x 10'2")

Upvc door into hall, window to front elevation, staircase to first floor, access to all rooms, radiator and power points.

### Lounge

3.49m x 4.38m (11'6" x 14'5")

Window to rear elevation overlooking the rear garden and open field views, power points, radiator and tv point.

### Kitchen

3.99m x 3.52m (13'1" x 11'6")

Window to front elevation, fitted with a range of base and wall units with worktop over, two bowl stainless steel sink with drainer, built in cooker, built in microwave, hob with extractor over, integrated fridge, integrated freezer, space and plumbing for washing machine, power points and radiator. Built in airing cupboard.

### Dining Room

3.34m x 3.06m (11'0" x 10'0")

Sliding patio door leads into the conservatory, power points and radiator,

### Conservatory

3.52m x 3.17m (11'6" x 10'5")

Windows to all elevations, poly carbonate roof, double opening ' French' doors lead out to the garden.

### Bedroom One

3.93m x 3.02m (12'11" x 9'11")

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

### Bedroom Two/ Office

2.87m x 2.93m (9'5" x 9'7")

Window to front elevation, double bedroom , built in cupboard, radiator and power points. The previous vendors used this as a study office but could also be used as a bedroom.

### Shower Room

1.62m x 2.45m (5'4" x 8'0")

Obscure window to front elevation, a thee piece suite comprising of large walk in shower cubicle, vanity wash hand basin, WC, extractor fan and ladder style radiator.

### Landing

3.45m x 1.69m (11'4" x 5'6")

Access to all rooms and multiple built in storage cupboards.

### Bedroom Three

4.45m x 2.9m (14'7" x 9'6")

Window to rear elevation, double bedroom, power points and radiator. Door into;

### WC

0.83m x 2.36m (2'8" x 7'8")

WC, wash hand basin and Velux window.

### Bedroom Four

3.31m x 2.88m (10'11" x 9'5")

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

### Rear Garden

To the rear you will find a privately enclosed rear garden with fencing to all perimeters to provide privacy and define the boundary. The garden is laid to lawn with a variety of mature trees, shrubs and flowers. There is a timber garden shed and a green house. There is open field views. With a patio seating area.

### Garage

With electric door, power and lighting, door leading out to the rear garden. The boiler is housed here.

### Workshop

Windows to all elevations, entry in via a door from the garden and door into garage.

### Front Garden

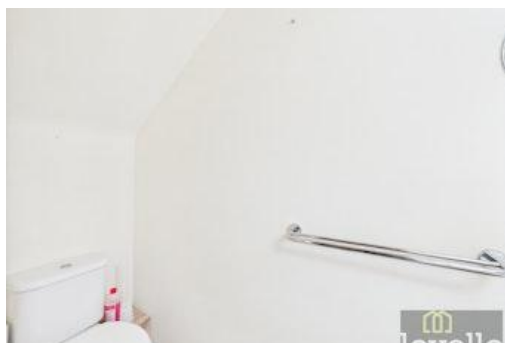
The front of the garden is laid to lawn with a variety of mature trees and flower borders. There is a driveway to the side.

### 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.

### 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. Follow the road down and the property can be identified 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 .Lovellev 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



Floor 1

**Approximate total area<sup>(1)</sup>**

1591 ft<sup>2</sup>  
147.8 m<sup>2</sup>

**Reduced headroom**

36 ft<sup>2</sup>  
3.4 m<sup>2</sup>

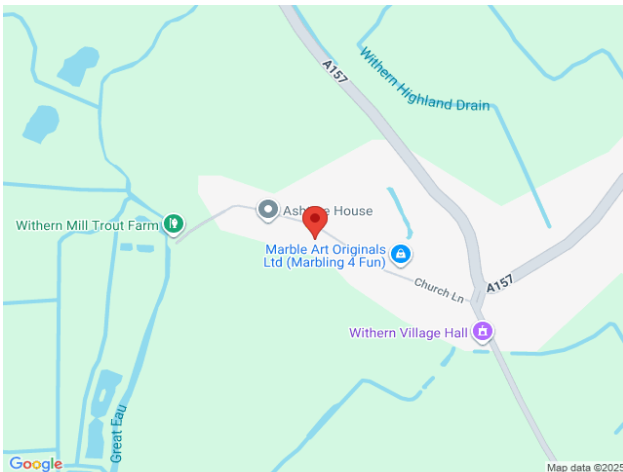
(1) Excluding balconies and terraces

**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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