



Great Heck, Church Lane, Withern

£455,500



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Willsons
SINCE 1842

Great Heck, Church Lane,
Withern, Alford
Lincolnshire, LN13 0NG

"AGENT'S COMMENTS"

Once the former home of the village doctor, this well appointed house was intentionally designed to be inverted, with it's front aspects facing the rear garden for privacy and to appreciate the open views to fields beyond. Complete with purpose built garage and storage room, once the "surgery", this property offers 4 bedrooms, 2 bathrooms, a converted loft space, dual aspect living room, kitchen, dining room and large utility. With recent uPVC guttering, double glazing throughout, central heating and being located on a quiet no-through road, the property is set to a dual access turning circle driveway with additional parking area and offers a host of opportunity in its existing form and scope for a lot more.

LOCATION

Withern is a village in the east of Lincolnshire with an active social community by way of a village hall and chapel, is on a bus route between Mablethorpe and Louth, has a primary school and is visited weekly by a mobile fish and chips shop. The village is situated approximately 5 miles from the market town of Alford and 6 miles from the coastal town of Mablethorpe both of which offer a wealth of amenities including doctor's surgeries and primary schools, with Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops both of independent & national chains, cafes, pubs, restaurants and takeaways along with weekly street markets. Mablethorpe offers uninterrupted sandy beaches and a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, siting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.



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Front of Property

Gravel turning circle driveway with dual road access, separate further area of parking to the left of the property, concrete paving to the front door, areas of grass, trees and shrubs, gates accessing the rear garden, all behind a fenced boundary to the front and sides.

Cloakroom

6'8" x 3'3" (2.05m x 1.0m)

With radiator, window to the front and tiled floor.

Shower Room

6'2" x 6'6" (1.9m x 2.0m)

Shower cubicle with direct feed shower, sink unit, WC, radiator, ceiling mounted lights, window and tiled floor.

Utility Room

15'8" x 10'0" (4.8m x 3.05m)

High gloss base unit, worktop with moulded sink, drainer to either side and mixer tap, radiator, oil central heating boiler, space and plumbing for under-counter washing machine and tumble dryer, external door and window to the front of property, open window reveal to kitchen and tiled floor.

Kitchen

15'8" x 11'9" (4.8m x 3.6m)

With Rangemaster cooker, gloss base units, feature wall units, worktop with moulded 1.5 bowl sink and drainer, mixer tap with in-built water filter, integrated under-counter fridge and separate freezer, part-tiled walls, ceiling fan, extractor hood, downlighters, tiled floor and open window reveal to utility room.

Pantry

4'9" x 6'9" (1.47m x 2.06m)

With built-in shelving, lighting, power, window and fuse boxes to cupboard.

Dining Room

10'6" x 10'9" (3.20m x 3.28m)

With window overlooking the rear garden, television and telephone points, radiator, downlighters and tiled floor.

Hallway

8'8" x 11'10" (2.66m x 3.63m)

With external door and window to the garden, understairs storage, radiator, window to the kitchen and carpet flooring.

Living Room

20'0" x 13'1" (6.1m x 4.0m)

Having windows to three aspects and triple glazed French door to garden, hearth and chimney breast with LPG gas fire, three radiators, wall lights and carpet flooring.

Master Bedroom

16'4" x 10'9" (5.0m x 3.3m)

Dual aspect double bedroom with sink unit to corner, built-in wardrobe, ceiling mounted lights, two radiators and carpet flooring.

Bedroom 2

Double bedroom with ceiling mounted lights, radiator, window with views over rear garden and carpet flooring.

Bedroom 3

13'5" x 8'11" (4.11m x 2.72m)

Double bedroom with window to the front, radiator and carpet flooring.

Bedroom 4

8'6" max x 10'3" (2.6m max x 3.14m)

Single bedroom with two windows to rear and carpet flooring.

Family Bathroom

8'6" x 7'0" (2.6m x 2.15m)

With corner bath and direct feed shower over, heated towel rail, hand basin unit, WC, tiled floor and storage cupboard.

Loft Room

19'8" x 16'4" x 9'10" (6m x 5m x 3m)

Converted "L" shaped loft space, fully lined with boarded floors, two Velux style windows to the rear, radiator, downlighters and a maximum headroom of 2m. Accessed via a loft ladder.

Garage

16'4" x 10'5" (5m x 3.2m)

With wooden swing doors, external lighting, open span roof trusses, concrete floor, electric, lighting and tap.

Additional Store Room

11'1" x 10'2"ax (3.4m x 3.1max)

"L" shaped store room with quarry tiles, water and lighting forming the rear area of the garage.

Outside WC

3'0" x 4'11" (0.92m x 1.5m)

With lighting, water, concrete floors and uPVC door forming part of the rear area of the garage

Wooden Outbuildings

There are a range of wooden sheds covered by a polycarbonate style roof creating a covered corridor area over concrete slabs between the garage and the sheds.

Rear Garden

Sizeable private rear garden set to grass with fenced boundary, mature trees, vegetable patch, several paved areas of patio and views of open fields beyond. Area to the side of the house to accommodate LPG and heating oil tanks.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains electricity, water and drainage are connected to the property. Heating is provided by oil fired central heating and an LPG gas fire to the living room.

Local Authority

Council Tax Band 'E' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of - E . The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0891-3034-5202-9384-4204

Directions

From the main A157 between Mablethorpe and Louth turn onto the B1373 and then immediately right onto Church Lane. The property can be found approximately 300 metres down Church Lane on the left hand side. Whats3Words/////pointed.amps.bumps

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

