



Ferriby Main Road, Withern, LN13 0LD
Asking Price £249,995

NO ONWARD CHAIN

TES Property bring to the market this two bedroom detached bungalow located in the village of Withern, only 5.1 miles to the market town of Alford which has a variety of shops, pubs, schools and much more. The bungalow internally comprises a kitchen, lounge, two bedrooms, four piece suite bathroom, two hallways and a rear entrance. Further benefitting from front and rear gardens, off road parking for multiple vehicles and a garage.

Entrance Hall 10'2" x 8'5" (3.11m x 2.58m)

With radiator and consumer unit.

Kitchen 15'10" x 9'10" (4.83m x 3.01m)



Fitted with a range of wall, base and drawer units with a contrasting worktop over with upstands. There is one bowl stainless steel sink unit with drainer and mixer tap, tiled splashbacks, space for single oven with extractor over, dual aspect uPVC double glazed windows, radiator and coving to the ceiling.

Lounge 17'2" x 12'6" (5.25m x 3.82m)



With dual aspect uPVC double glazed windows to the front and side, two radiators, T.V aerial point, coving to the ceiling and feature open fireplace with bricked surround.

Rear Entrance / Utility 10'5" x 4'8" (3.20m x 1.44m)

With fitted storage cupboard.

Inner Hallway



With free standing 'Worcester' boiler and airing cupboard housing the hot water cylinder.

Bedroom 1 13'7" x 11'7" (4.15m x 3.54m)



With uPVC double glazed window to the rear, fitted wardrobes to one wall and a radiator.

Bedroom 2 10'10" x 9'1" (3.32m x 2.79m)



With uPVC double glazed window to the rear and a radiator.

Bathroom 9'2" x 6'2" (2.80m x 1.89m)



Fitted with a four piece suite consisting of a panelled bath, wet room style shower, W.C and wash hand basin. The splashbacks are tiled, two uPVC double glazed privacy glass windows to the rear, radiator, extractor and shaving point.

Outside



The property is fronted with a garden laid to lawn with well established trees and shrubs. A gravelled driveway provides off road parking for multiple vehicles and leads down to a car port and garage.

To the rear of the property there is a private garden which is laid to lawn and features a range of mature trees and plants throughout and hedging to the boundary adding extra privacy. There is a small patio area and a pathway leading down the side of the property. The oil tank is located in the garden.

Garage 16'2" x 8'10" (4.93m x 2.70m)

With up and over door, power and lighting.

Services

Mains water, drainage and electricity are understood to be connected and oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Total Floor Area

84m² / 905ft²

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

September 2024.

Viewings

By prior appointment through TES Property office in Louth
01507 601633 admin.louth@tes-property.co.uk

Opening Hours

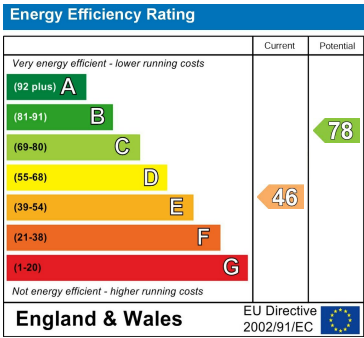
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.