



3 Cooks Cottage Chalk Lane Withern Alford LN13 0LH

£195,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

An ideal opportunity to acquire a spacious character Terrace cottage situated down a quiet country Lane which enjoys views of open countryside and ample off street parking, including a detached garage as well as a modern 'A' rated oil fired central heating boiler & solar panels. The property is ideally suited for those looking for a rural retreat and benefits from three good size bedrooms and a sunny southwest facing garden as well.

Location

The historical village of Withern is situated within the East Lindsey District of Lincolnshire with the main village centred around the A157 road. It is some 7 miles south east of the market town of Louth and some 5 miles from the smaller town of Alford to the south east. Amenities within the village include, a primary school, village Hall, as well as a bus service. The towns of Louth and Alford offer more extensive facilities such as supermarkets, doctors and dentist, secondary schools, range of independent and national retailers, leisure centres and golf courses as well as traditional open market days.

Entrance

With uPVC double glazed rear access door opening to rear entrance porch having built in storage cupboard, tiled floor & timber inner door opening into an inner hallway.

Lounge

With brick fireplace housing double sided multi fuel burner, uPVC double glazed window, TV Ariel point, ceiling beams, radiators. Minimum width measurement. 12' x 12'3" (3.66m x 3.75m)



Dining room

With radiator, uPVC doubled glazed window, serving hatch to kitchen, ceiling beams and uPVC double glazed door opening to conservatory. Minimum width measurement. 11'9" x 12'2" (3.63m x 3.72m)

Conservatory

With radiator, uPVC double glazed windows and patio door, polycarbonate pitch roof. 12'8" x 8'7" (3.93m x 2.66m)

Kitchen

With fitted wall and base cupboards, wood block effect worktops, porcelain sink and drainer board, plumbing for washing machine, space for an LPG gas cooker and fridge freezer, tiled floor, uPVC double glazed window with view across open fields, central heating control panel. 9'6" x 7' (2.95m x 2.16m)

Half Landing

With under stairs storage area, radiator, uPVC double glazed window .

First Floor Landing

With access to roof space.

Bedroom 1

With uPVC double glazed window, radiator, built-in wardrobe. Maximum width & minimum depth measurements. 13'9" x 12'1" (4.25m x 3.71m)

Bedroom 2

With built-in wardrobe, radiator and uPVC double glazed window. Maximum width measurement.

Bedroom 3

With double glazed skylight window and radiator. Measurement into sloping ceiling. 13'7" x 6'8" (4.2m x 2.1m)

Outside

The property is accessed by a shared gravel driveway Which leads to the front garden of the property as well as a detached single garage located at the end of the row of cottages . The front garden consists of a gravel parking area for at least two vehicles, a Grant modern oil fired external central heating boiler and PVC storage tank. The garden at the back of the property is mostly laid lawn and has flower & shrub borders, block paved patio area as well as a lean to store. A hand gate provides access to a private path leading around the rear of the neighbouring garden to the detached garage.

Services

Property is understood to have mains electricity water and drainage. Oil fired central heating. Solar panels located on roof.

Tenure

Property is understood to be freehold.

Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band A.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to 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.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 17 Mbps and an upload speed of 1 Mbps. and superfast download 51 Mbps and upload speed of 8 Mbps. Openreach network is available.

Mobile

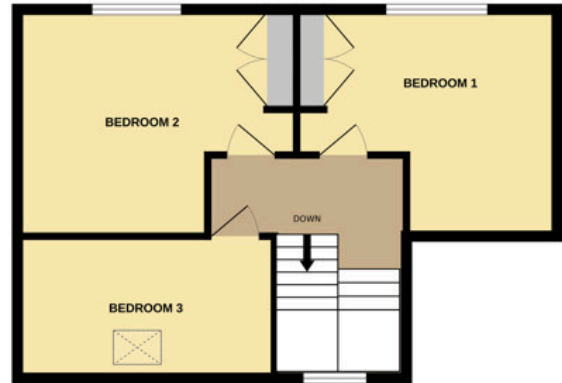
We understand from the Ofcom website there is no coverage from EE and Three and 02 is good and likely coverage Vodafone.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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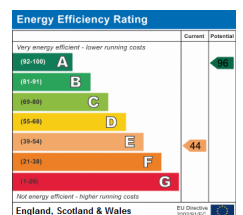
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.