



CHOICE PROPERTIES

Estate Agents

Beavers Retreat Main Road,
Withern, LN13 0NB

Price £365,000



Choice Properties are delighted to present this immaculate three/four bedroom detached house, occupying a pleasant residential position in the sought after village of Withern. This superb property boasts ample off road parking and beautifully maintained gardens to the rear, as well as a large open plan kitchen/diner. Early viewing is advised to appreciate this super property!

With the added benefit of oil fired central heating and uPVC double glazing throughout, this impressive property comprises:

Entrance Hall

8'8" x 14'4"

uPVC entrance door leading into the entrance hall. Tiled flooring and under-stairs storage cupboard.

Reception Room

11'8" x 14'4"

Light and airy reception room benefitting from dual aspect windows and an electric fireplace set in an attractive brick feature surround. TV aerial point. Radiator.

Kitchen/Diner

16'8" x 19'5"

Open plan kitchen/diner fitted with wall and base units with work surfaces over, four ring induction hob with extractor over, integral steam oven, grill and microwave, integral fridge and freezer, ceramic sink unit and drainer with mixer tap over. Part tiled walls and tiled flooring. Spot lighting. Ample space for freestanding dining table and chairs. Radiator. Velux window. TV aerial point.

Sitting Room

13'1" x 8'5"

Radiator. Velux window. TV aerial point.

Living Room/Bedroom 4

8'8" x 9'2"

Currently used as a sitting room, this room could also serve as a double bedroom. Cupboard housing the wall mounted consumer unit. Radiator. TV aerial point.

Bedroom 3

11'4" x 8'5"

Double bedroom with two built in wardrobes and window to the front aspect. Radiator. TV Aerial point

Shower Room

4'1" x 4'4"

'Wet Room' design with wall mounted 'Triton' electric shower. WC and hand wash basin. Part tiled walls. Part tiled floor. Spot light.

Landing

Built in storage cupboards, one housing the hot water cylinder, and drawers.

Bedroom 1

11'8" x 14'4"

Spacious double bedroom with built in wardrobes. Velux window and window to the front aspect. TV aerial point. Radiator.

Bedroom 2

11'9" x 14'4"

Spacious double bedroom with built in wardrobes. Built in drawers. TV aerial point. Radiator. Velux window and window to the rear aspect.

Bathroom

8'6" x 6'0"

Fitted with three piece suite comprising 'P' shaped bath tub with taps and 'Mira' electric shower over, dual flush wc and hand wash basin set in vanity unit. Wall mounted towel rail. Spot lighting.

Driveway

Providing ample off road parking space for multiple vehicles.

Garage

Detached garage with power and lighting.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn and gravel for ease of maintenance and also features an attractive paved patio area. The garage can be found at the back of the garden as well as a detached timber workshop, metal shed and detached brick built outbuilding.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

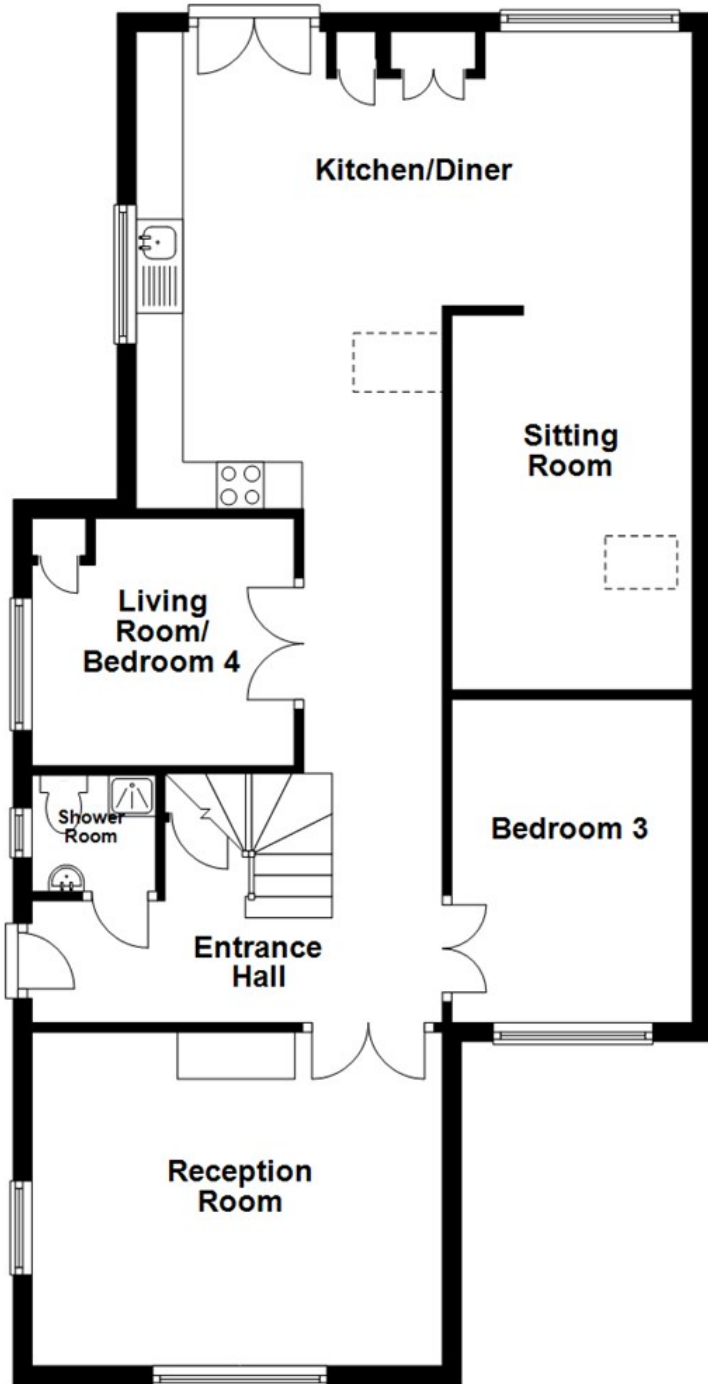
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



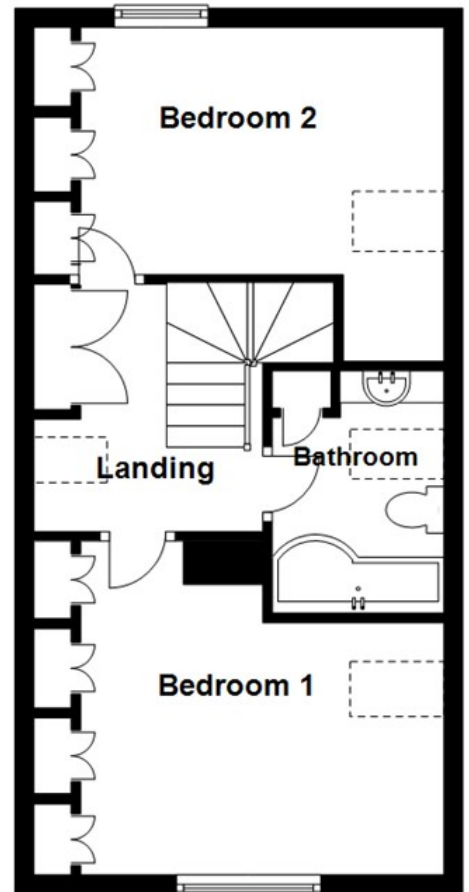




Ground Floor



First Floor



Directions

Please use postcode LN13 0NB for directions to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

