



# CHOICE PROPERTIES

*Estate Agents*

Gerda Main Road,  
Withern, LN13 0LD

Reduced To £365,000



It is a pleasure for Choice Properties to present this charming detached bungalow located in the sought-after village of Withern. This delightful property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a growing family or visiting guests.

One of the standout features of this property is the warm and inviting sunroom, where you can bask in the natural light and enjoy the beautifully maintained gardens that surround the property. The driveway offers ample parking for several vehicles, ensuring convenience for you and your visitors.

This spacious bungalow provides a tranquil retreat from the hustle and bustle of everyday life, offering a peaceful sanctuary to call home. Early viewing is advised to appreciate this stunning bungalow.

Benefitting from oil fired central heating and uPVC double glazing throughout, this abundantly light and bright internal accommodation comprises:

### **Entrance Hall**

4'11" x 4'4"

uPVC front entrance door. Built in storage cupboard.

### **Hallway**

6'7" x 4'4"

Loft access. Thermostat controls. Radiator.

### **Reception Room**

10'6" x 17'11"

Light and airy reception room with dual aspect windows including bay window to the front. Electric fire set in feature surround. TV aerial point. Two radiators.

### **Dining Room**

10'0" x 11'10"

TV aerial point. Radiator. Ample space for dining table.

### **Kitchen**

10'11" x 9'9"

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, cooker point with extractor hood over, 'Worcester' oil combination boiler, integral fridge/freezer and integral dishwasher. Part tiled walls. Dual aspect windows.

### **Study**

4'11" x 11'10"

Built in storage cupboard with plumbing and space for a washing machine. Double opening 'French' style patio doors to the garden.

### **Sun Room**

15'2" x 9'9"

With pitched glass roof, double opening 'French' style patio doors to the garden, spot lighting and TV aerial point.

### **Bedroom 1**

9'11" x 11'11"

Spacious double bedroom. Bay window to the rear. Radiator.

### **Bedroom 2**

9'11" x 11'11"

Spacious double bedroom. Radiator.

### **Bedroom 3**

10'4" x 11'11"

Spacious double bedroom. Radiator.

### **Shower Room**

6'6" x 4'4"

Fitted with a white three piece bathroom suite comprising shower enclosure with mains fed shower over, dual flush wc and hand wash basin with mixer tap. Spot lighting.

### **Bathroom**

10'6" x 5'7"

Fitted with three piece bathroom suit comprising panelled bath tub with taps and mains fed shower over, dual flush wc and hand wash basin with mixer tap. Tiled walls. Heated towel rail. Spot lighting.

## **Driveway**

Block paved driveway providing off road parking for several vehicles.

## **Garage**

9'11" x 18'7"

With double opening doors to the front, power and lighting.

## **Garden**

The property further benefits from beautifully maintained, privately enclosed gardens to the rear with timber fencing and hedging to the boundaries. Predominately laid to lawn, the garden benefits from an array of trees, shrubs and plants and also features a paved patio area perfect for enjoying the attractive pond and water feature as well as a decked area by the timber summerhouse.

## **Brick Built Storage Shed**

7'2" x 12'4"

Power and lighting.

## **Store**

7'2" x 4'11"

With polycarbonate roof.

## **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](http://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**

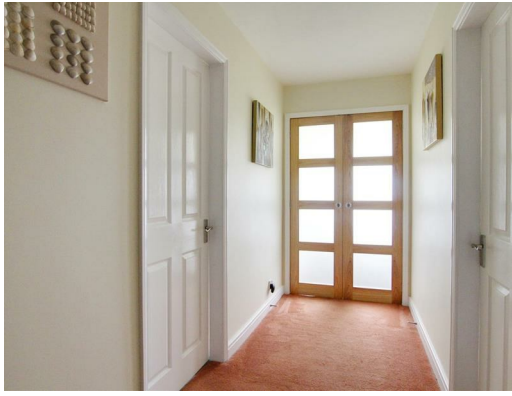
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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.

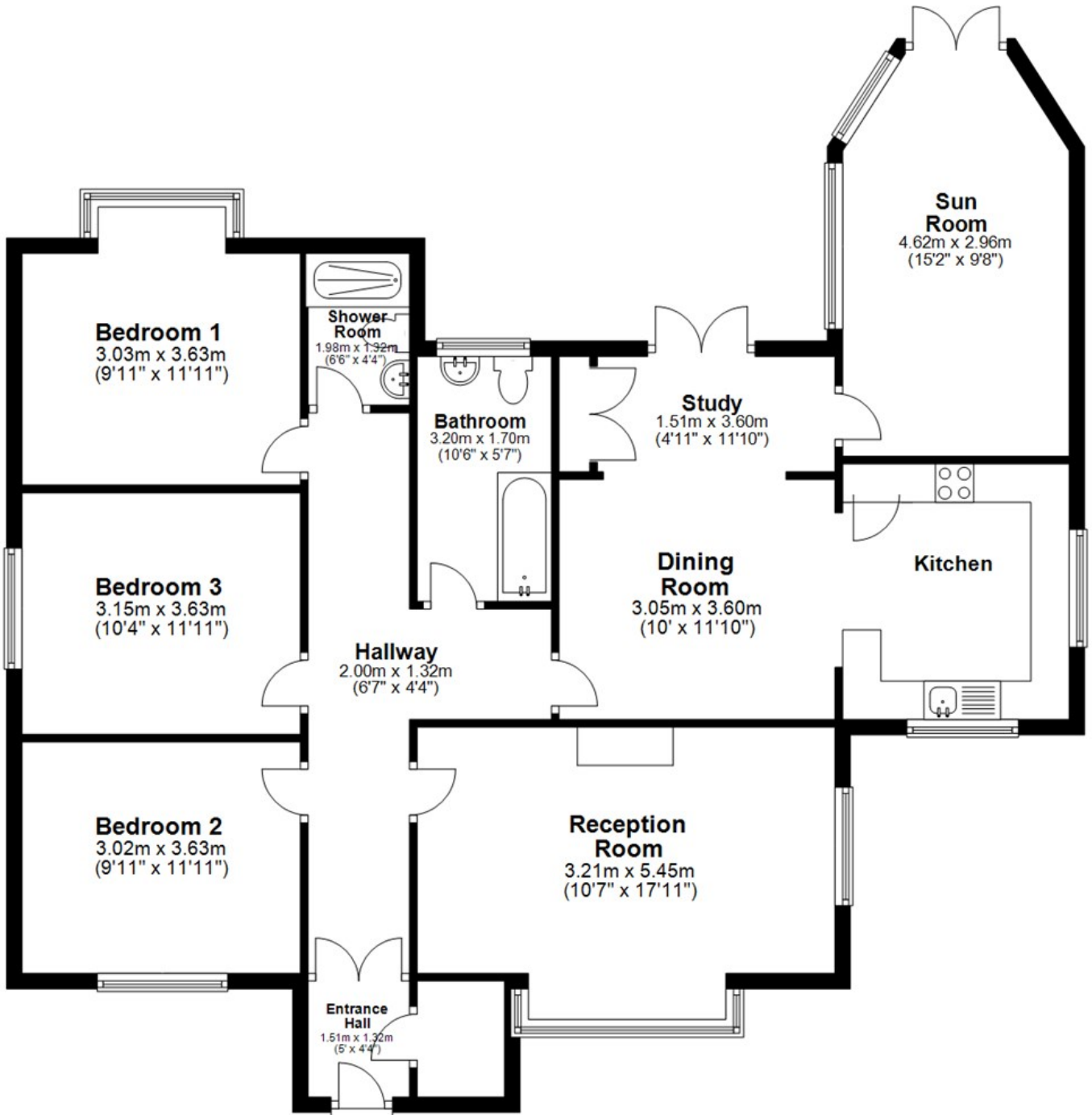
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## Ground Floor



# Directions

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

