



Main Road, Withern



OIRO £260,000

- Detached Bungalow
- Lounge and Rear Conservatory
- THREE Bedroom
- Kitchen
- Driveway Parking
- Family Bathroom
- Freehold
- EPC rating D



A superb three bed DETACHED bungalow in a quaint village location. Offering rear OPEN FIELD VIEWS and plenty of off road parking. This Property is not to be MISSED! Viewing is ESSENTIAL! The property briefly comprises; entrance porch/utility room, kitchen, lounge, rear conservatory off the lounge, THREE bedrooms, family bathroom, detached garage, good size driveway, rear patio garden, benefitting from double glazing and oil central heating.

Entrance Porch/Utility Room 1.94m x 4.23m (6'5" x 13'11")

To the side of the property is a purpose built porch come utility room, with half glazed Upvc door to the front and rear elevations, space and plumbing for washing machine and tumble drier, base and wall mounted units for additional storage with work surface over, 2 larger style units.

Inner Hall 1.59m x 2.6m (5'2" x 8'6")

Entered via a full glazed Upvc door into the inner hall, offering access to all rooms, loft hatch, ceiling lights, electric sockets and telephone point.

Kitchen 2.72m x 3.46m (8'11" x 11'5")



Upvc window to the rear elevation with open field views, a range of wall and base units incorporating draws, complimentary work surface over, inset electric hob, double oven in housing, space for dishwasher, floor mounted oil boiler, space for under counter fridge, space for upright fridge freezer, ceiling strip lighting, part tiled walls and radiator.

Lounge 4.24m x 4.76m (13'11" x 15'7")

Having Upvc sliding patio doors to the rear elevation into the conservatory, inset electric coal effect fire in surround, TV aerial point, ceiling light and radiator.

Rear Conservatory 3.92m x 3.17m (12'11" x 10'5")

Being built on a dwarf brick wall with Upvc windows to the side and rear elevation again with open field views, "French" doors to the side elevation opening onto the rear patio garden.

Bedroom One 3.55m x 3.41m (11'7" x 11'2")

Having a Upvc window to the front elevation, built in wardrobes and built in matching dressing table with storage draws under, ceiling light, coving to ceiling, electric sockets.

Bedroom Two 3.36m x 3.42m (11'0" x 11'2")

Upvc window to the front elevation, ceiling light, coving to ceiling, radiator, electric sockets.

Bedroom Three 2.5m x 2.49m (8'2" x 8'2")

Upvc window to the side elevation, radiator, ceiling light, coving to ceiling, electric sockets.

Family Bathroom 2.67m x 2.51m (8'10" x 8'2")

Comprising of panelled bath, wash hand basin set in a vanity unit, low flush WC, shower cubical with electric shower, ladder towel radiator, built in storage cupboards, two Upvc windows to the side elevation, ceiling light and ceiling fan, full tiled walls.

Garage

The detached garage has an up and over door with front pedestrian door, power connected.

Rear Garden

To the rear of the property is a paved garden area for ease of maintenance, offering access to the detached garage, hidden oil tank, timber garden shed, to the far side of the property is a green house and gated access to the front of the property.

Front Garden

The front garden has a timber fence to the front and double gates opening onto the shingled driveway with turning bay for cars, the driveway leads down to the detached garage, planted borders and mature shrubs.

Location

'Freshfields' is located in the village of Withern approximately five miles from Alford Market Town and six and half miles from the coastal town of Mablethorpe . Withern is a village in the civil parish of Withern with Stain, in the East Lindsey district of Lincolnshire, England. It is situated on the A157 road, and 7 miles (11 km) south-east from Louth. The village of Withern also has facilities such as primary school, village hall, local pub, Methodist church and a weekly sub-post office. There is also a regular bus service which runs to Louth and the coast. Alford has local amenities including Doctors, Dentist, Schools for all ages, and a range of shops.

Directions

From our Mablethorpe Branch, 41 Victoria Road, head towards the traffic lights and turn left onto the High Street. Continue along the High Street (the A1104) as it leads out of Mablethorpe towards Maltby le Marsh. Take your first right hand turning onto the A157, St. Peters Lane. The road will continue and led you to Main Road, Withern. 'Freshfields ' can be found on the left hand side, set back from the road, identified by our 'For Sale' Board.

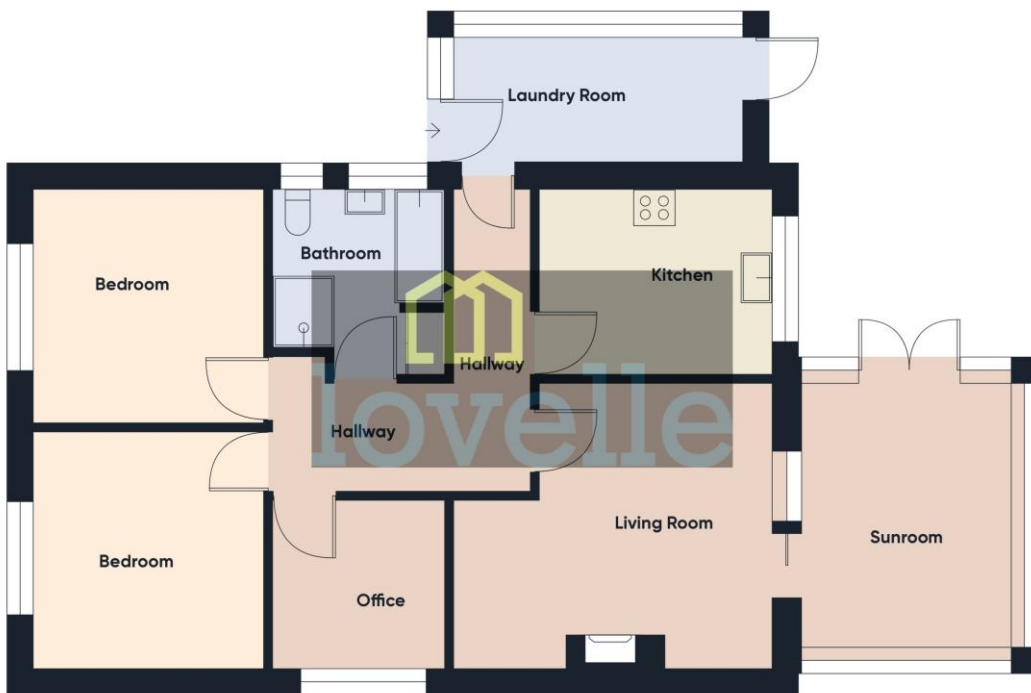
Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band C .Northwood Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use





their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services



Approximate total area⁽¹⁾
1033.85 ft²
96.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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