CHOICE PROPERTIES
Estate Agents

Polperro Cottage Main Road, Withern, LN13 0LD

Price £285,000

Choice Properties are pleased to present for sale this well maintained three bedroom detached cottage, situated in the quiet residential village of Withern, only a short drive from the historic market town of Alford and the award winning beaches at Sutton on Sea and Mablethorpe. The property sits upon a generously sized plot, presenting well established gardens, an outbuilding and a generously proportioned interior accommodation; having been extended approximately eight years ago. Early viewing is advised to appreciate the accommodation on offer.

Featuring an LPG central heating system, and having been rewired approximately two years ago, the abundantly light and bright accommodation comprises:-

Entrance Porch/Sun Room
9'05" x 7'11"
Front uPVC door leading into the entrance porch/sun room with laminate flooring, fitted storage cupboards and double opening 'French' doors to the:

Reception Room
13'04" x 11'10"
Fitted with a multi fuel stove set in a feature tiled surround, TV aerial and a door to the:

Dining Room
13'03" x 9'10"
Providing ample space for a dining table, stairs to the first floor and set in an open plan design with the:

Kitchen
8'04" x 14'05"
Fitted with a range of modern wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, space for a freestanding dishwasher, partly tiled walls, dual aspect windows and a side uPVC stable door.

Utility Area
3'10" x 8'09"
Fitted with wall and base units with worktop over, space and plumbing for a washing machine, space for a freestanding fridge/freezer and a door to the:

WC
3'10" x 5'04"
Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps, tiled splashback, extractor fan and the WC also houses the wall mounted 'Vokera' combination boiler; supplying both the central heating and hot water systems.

Landing
5'11" x 16'05"
With built in shelving for storage and doors to:

Bedroom 1
13'05" x 9'11"
Spacious double bedroom with a built in double wardrobe and access to the loft.

Bedroom 2
12'10" x 8'10"
Double bedroom.

Bedroom 3
7'01" x 9'10"
Double bedroom.

Bathroom
8'05" x 5'05"
Fitted with a three piece suite comprising a panelled 'P' shaped bath tub with mixer tap and shower attachment over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls and an extractor fan.

Driveway
Providing off road parking.

Outside Store
6'08" x 16'03"
Pedestrian door leading into the outside store, with side window and armoured cable feeding an independent consumer unit, providing power and lighting.

Gardens
The property boasts well established and privately enclosed gardens; with timber fencing to the boundaries, which are made up of areas laid to lawn, an array of wild flowers and well established plants and shrubs and a large paved patio seating area, providing the ideal spot to soak in the sunshine and enjoy the beautiful open countryside views that surround the property and garden. There is also a useful timber shed, as well as planter beds to display a range of plants and shrubs, much alike the variety of vibrant ones currently on offer. This really is any green fingered enthusiast dream garden.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 462277.

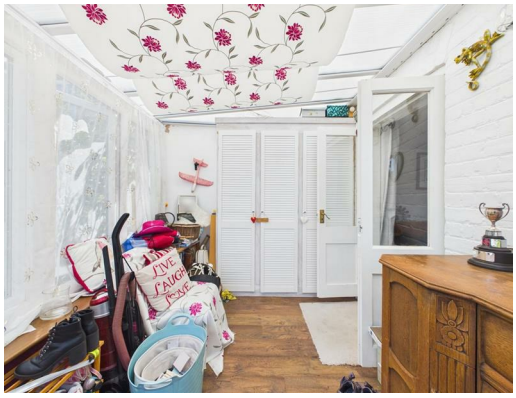
Opening hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

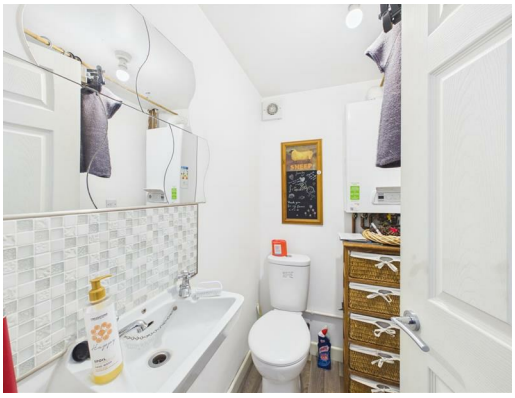
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

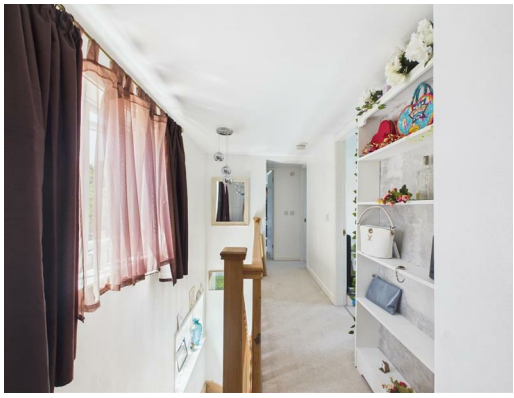
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

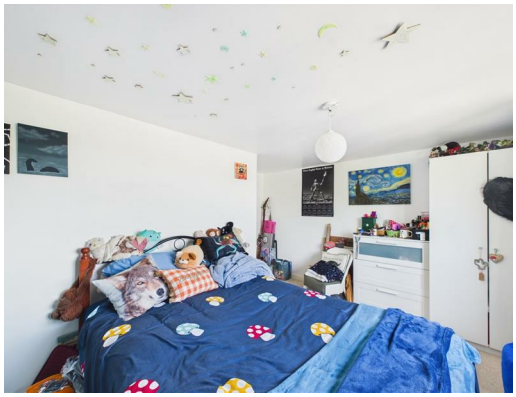
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.









Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1106 ft^2

Reduced headroom

10 ft^2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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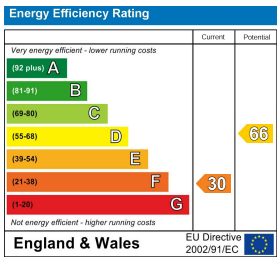
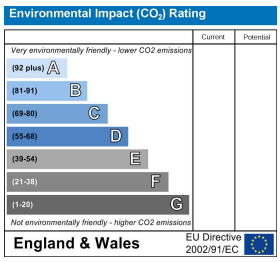
Directions

Please use postcode LN13 0LD for directions to this property. As you pass through Withern there is private driveway (Gledhill Drive) adjacent to Lily Cottage. Polperro Cottage can be found at the top of this driveway.