



CHOICE PROPERTIES

Estate Agents

Gerda Main Road,
Withern, LN13 0LD

Reduced To £375,000



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

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

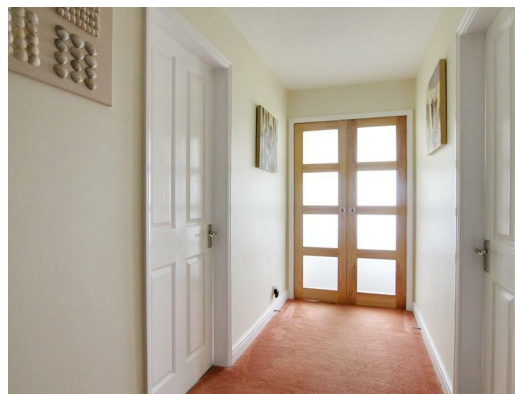
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

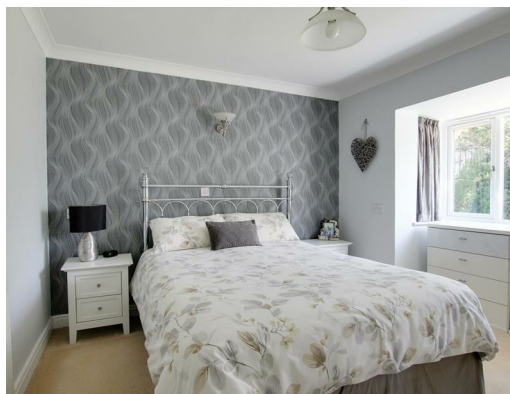
Making an Offer

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.

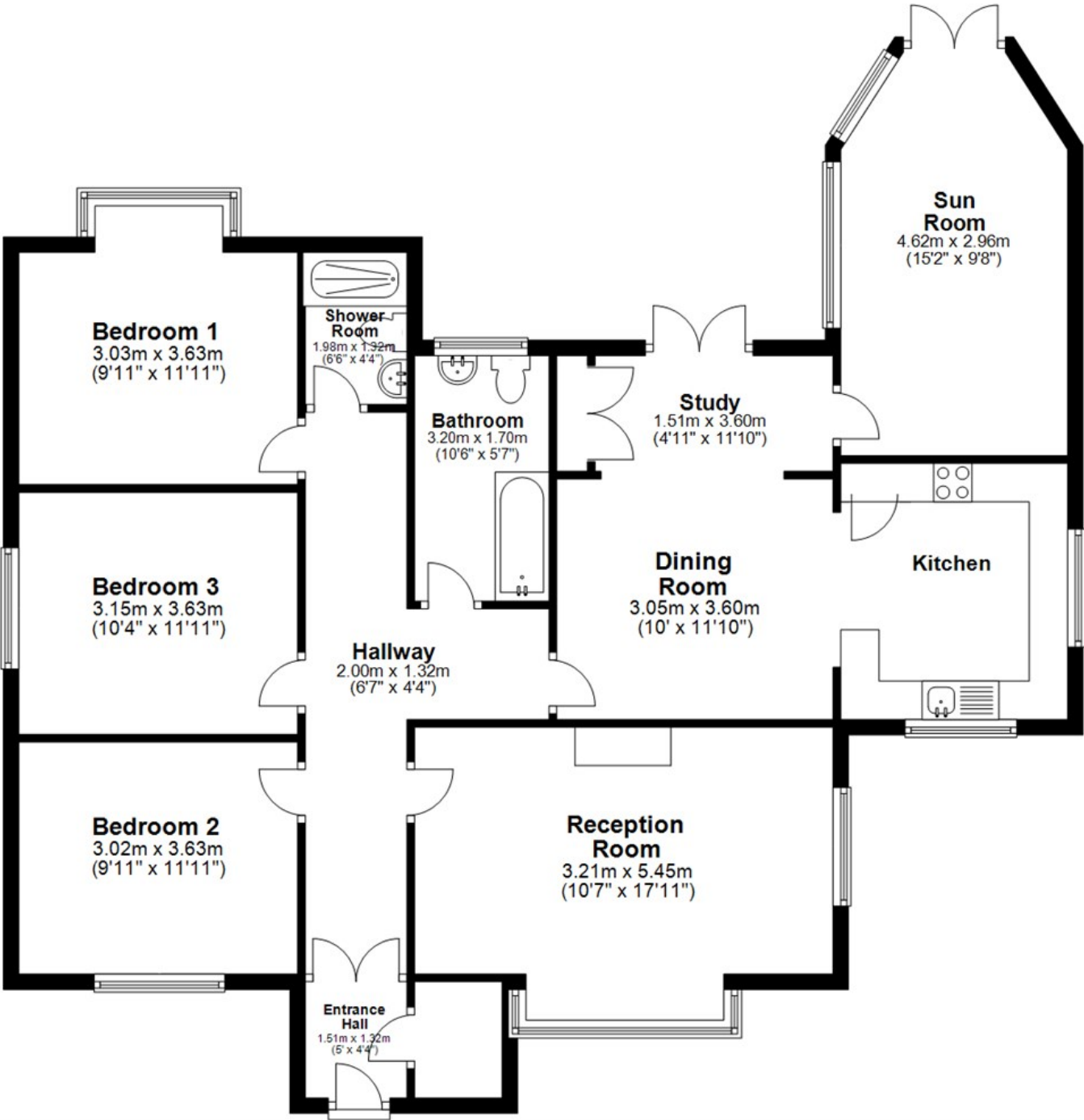
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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



Directions

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

64

71

