CHOICE PROPERTIES

Estate Agents

The Willows Main Road, Withern, Alford, LN13 0LD

Price £350,000

Choice Properties are delighted to present this spacious three-bedroom detached family home, complete with an excellent range of outbuildings, situated in the highly sought-after village of Withern, near Alford. Occupying a generous plot, the property enjoys breathtaking far-reaching countryside views across open farmland towards the picturesque Lincolnshire Wolds. Offering well-proportioned and versatile accommodation throughout, the property comprises an entrance/utility room, a spacious kitchen/dining room, comfortable lounge, conservatory, first-floor landing, three generously sized bedrooms, and a family bathroom. Externally, the property benefits from an impressive selection of outbuildings, including a garage/workshop, storage buildings, and a substantial hardstanding area, making it ideal for those requiring space for hobbies, a home business, or vehicle storage. The gardens wrap around the property, while the large driveway provides ample off-road parking for multiple vehicles. Properties offering this combination of space, countryside views, and extensive outbuildings are rarely available. Early internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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Spacious accommodation comprising :

Entrance / Utility
10'6x 7'
Double glazed windows to sides, double glazed door, space for appliances, boiler, tiled floor.

Kitchen / Dining Room
17'6 x 13'10
Double glazed window to rear and side, range of eye level and base units, stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in fridge, built in freezer, part tiled walls, breakfast bar, radiator.

Lounge
19' x 14'
Double glazed window to side, double glazed door to side opening to conservatory, feature fireplace, two radiators.

Conservatory
15'6 x 9'5
Double glazed conservatory with double glazed French doors to side opening to garden, radiator.

Landing
Two double glazed windows.

Bedroom One
14' x 7'5
Double glazed window to side, radiator.

Bedroom Two
10'7 x 9'2
Double glazed window to front, radiator. Built in wardrobes

Bedroom Three
9'7 x 9'6
Double glazed window to front, built in storage cupboard, radiator.

Bathroom
Obscure double glazed window, white suite comprising low level W.C, pedestal wash hand basin, panelled bath, tiled shower cubicle, part tiled walls, radiator.

Garden
Surrounding the property, far reaching views over farmlands and towards the Lincolnshire wolds, mainly laid to lawn, flowers, trees and shrubs.

Outbuildings
Various outbuildings including garage / workshop, stores, greenhouses and hardstanding.

Driveway
Large driveway providing ample off road parking space.

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

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.

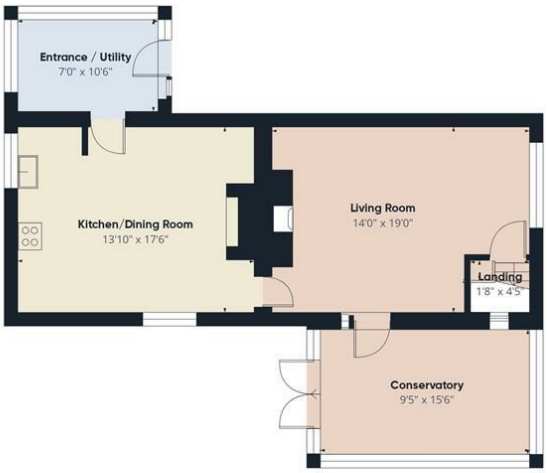
Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangments

Contact Choice Properties on 01507 462277

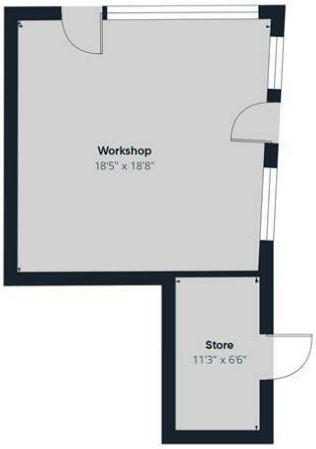
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



Floor 0 Building 3

Approximate total area(1)

2291 ft²

(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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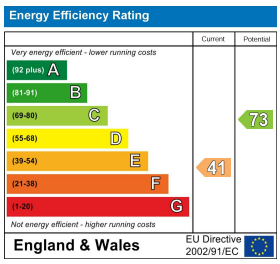
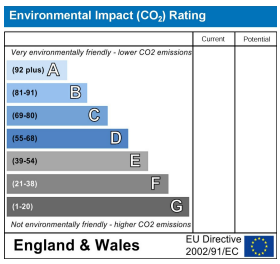
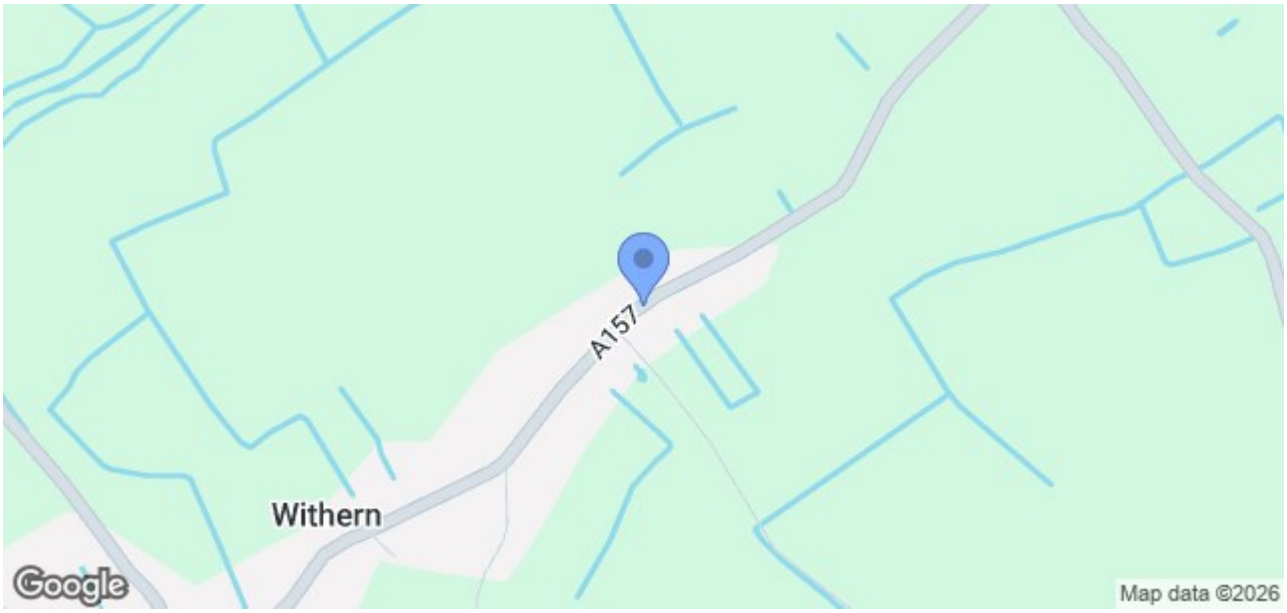
Directions

Please use postcode of LN13 0LD to locate the property. what3words : opposites.relife.arch