

Buy. Sell. Rent. Let.



Widerne Close, Withern



When it comes to  
property it must be

  
lovelle



£350,000



COMING 2026!!! Lovelle are pleased to bring to market this Exciting NEW development 'Widerne Close' a brand new site of only eight high specification and eco- friendly properties and are perfectly located in the village of Withern, situated on the edge of the Lincolnshire Wolds. The properties ranging from 3 bed detached bungalows to 3 and 4 bed detached houses. Offering 10 year new homes warranty, Energy Pack as standard which includes solar panels, inverter, battery storage, air source heat pump, underfloor heating, all windows will be double glazed, with composite front doors with multi locking feature.\* upgrades are available for additional charge\*. Register your details today to reserve your plot!

**\*\*PLOT SIX IS A SHOW HOME\*\***

- NEW BUILD DETACHED HOUSE
- 10 Year New Homes Warranty
- Garage and Driveway
- THREE DOUBE bedrooms (Ensuite to Master)
- Enclosed Rear Garden
- Energy Pack Included
- Projected EPC rating A
- Tenure: Freehold

Key Features

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**PLOT SIX;** A three bed detached house comprising of Entrance Hall, Lounge, Kitchen Diner, WC, Three Bedrooms One With En suite and Family Bathroom. With Rear Garden Driveway and Garage.

Entrance Hall

Lounge

Kitchen Diner

Standard kitchen and appliances fitted unless pay to upgrade.

WC

Landing

Bedroom One

En Suite

Bedroom Two

Bedroom Three

Family Bathroom

Rear Garden

Driveway

Location

'Widerne Close ' 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.

Direction

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. 'Widerne Close' development can be found on the right hand side, set back from the road.

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 .Lovelle 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

## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to make an Offer

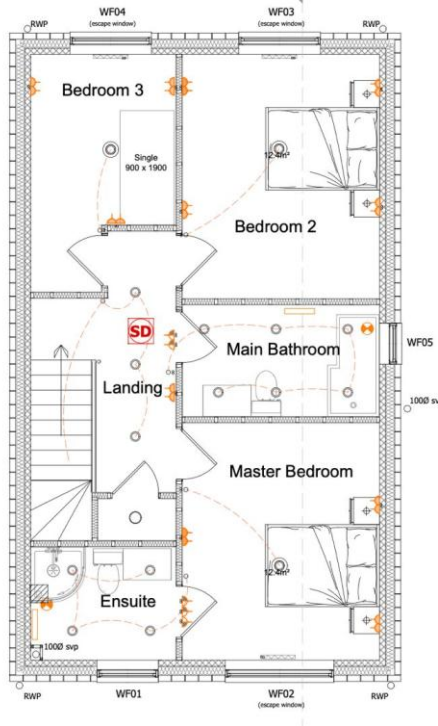
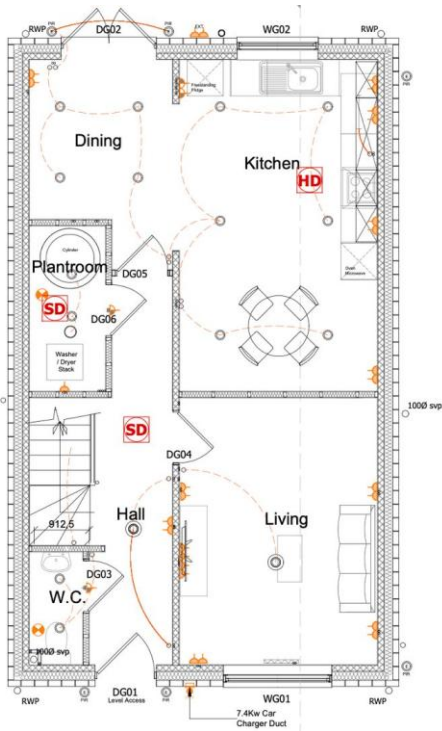
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

## EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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