



Hollycroft Main Road Withern  
Alford  
LN13 0NB

Offers Over £550,000



### Property Description

Situated in the sought-after rural village of Withern, at the foot of the rolling Lincolnshire Wolds, this deceptively spacious bungalow must be viewed to be fully appreciated. Despite its modest exterior, the property offers generous internal accommodation and stands within approximately 2.5 acres of land. To the rear, the grounds open out into an extensive plot, beginning with a formal garden area. Beyond this, fenced and gated access leads to land currently used for equestrian purposes, extending all the way back to Chalk Lane. The accommodation briefly comprises an entrance porch and hallway, a spacious open-plan living, dining and kitchen area, garden room, utility room and cloakroom. There is a family bathroom and four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Additional features include oil-fired central heating, uPVC double glazing, ample off-road parking for several vehicles, and a large barn/garage.

### Entrance Porch

uPVC double glazed entrance porch and having inner door through to the hallway.

### Hallway

Neutrally presented and having central heating radiator. Loft access to the roof space. Useful fitted storage and airing cupboards.

### Open Plan Living / Dining / Kitchen (Lounge Area)

19' 11" x 17' 10" (6.069m x 5.428m) maximums  
A large open plan space that incorporates living, dining and kitchen areas. The main lounge area has uPVC double glazed windows to both the front and side elevations. A feature of the room is created by the fireplace with multi fuel stove. Ample space to accommodate the dining area and with the room also benefitting from a bar area ideal for home entertaining. Two central heating radiators.

## **Open Plan Living / Dining / Kitchen (Kitchen/Diner Area)**

17' 1" x 17' 10" (5.195m x 5.428m)

The main kitchen area offers a range of fitted wall and base units with contrasting wood block work surfacing incorporating an inset sink and drainer. Integrated oven and electric hob with chimney extractor over. Splashback tiling. uPVC double glazed window to the rear elevation. As mentioned the room has been opened through and to the side of the kitchen is a space ideal to accommodate a table and chairs and this in turn leans into the garden room.

## **Garden Room**

12' 0" x 10' 1" (3.658m x 3.084m)

With uPVC double glazed gable end creating a pleasant focal point and French doors leading out to the garden. Central heating radiator.

## **Utility**

12' 0" x 6' 0" (3.652m x 1.820m)

The utility creates an ideal space for entering from the garden, and has plumbing for a washing machine and venting for the tumble dryer. Wall and base units with work surfacing and inset stainless steel sink and drainer. Worcester oil boiler. Radiator.

## **W.C**

3' 7" x 6' 0" (1.103m x 1.827m)

Equipped with a w.c and pedestal wash hand basin. Tiled splashback. Heated towel radiator.

## **Bedroom One**

10' 6" x 10' 4" (3.198m x 3.143m) minimum

The first of the double bedrooms has a uPVC double glazed window and French door to the rear elevation. Central heating radiator. Door to the ensuite.

## **Ensuite**

6' 9" x 5' 6" (2.070m x 1.667m)

Offering a large walk in shower area, wash hand basin and w.c. Tiling to the walls. Central heating radiator. uPVC double glazed window to the rear.

## **Bathroom**

5' 11" x 10' 4" (1.808m x 3.146m)

Modern white bathroom suite comprising pedestal wash hand basin, close coupled w.c, bidet and a P-shaped shower bath with screen and shower over. Tiling to the walls. Central heating towel radiator. uPVC double glazed window to the side elevation. Down lighting to the ceiling.

## **Bedroom Two**

11' 0" x 11' 0" (3.355m x 3.349m)

Neutrally decorated and having uPVC double glazed window to the side elevation. Central heating radiator.

## **Bedroom Three**

8' 2" x 12' 9" (2.481m x 3.879m)

uPVC double glazed window to the side elevation. Central heating radiator.

## **Bedroom Four**

7' 6" x 12' 2" (2.289m x 3.710m)

Currently used as a home office but also can easily accommodate a double bed, therefore making all of the bedrooms doubles. uPVC double glazed window to the front elevation. Central heating radiator.



## Outside

One of the key selling features to this property has to be the large plot the property stands upon. To the front there is ample off road parking for at least 7 to 8 cars and with a further side gated access leading to a large outbuilding. Outbuilding - With Power and Lighting. Work Bench. Double Opening Doors to both the front and rear which gives vehicular access through to the Garden and Paddock areas Greenhouse - 9.75m x 3.05m approx To the rear you first find a a good-sized, sunny patio area providing plenty of space for entertaining on those summer days, formal lawn and flower border beyond. As mentioned large greenhouse, open barn, Now, pass though the gated post and rail fence and you find a large paddock area, where the current owner currently homes her two horses, sheep and other various animals. Abundance of mature trees included various fruit trees. Walking through the paddock you find a wild nature pond. The garden extends all the way back connecting with Chalk lane to the far rear. Only by viewing can you truly appreciate the garden on offer and the many uses that this could be put and what I'm sure would be a delight during the summer months.



## **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

## **Services**

All mains services with the exception of mains gas are understood to be connected/are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

## **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

## **Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

## **Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

## **Free Valuations**

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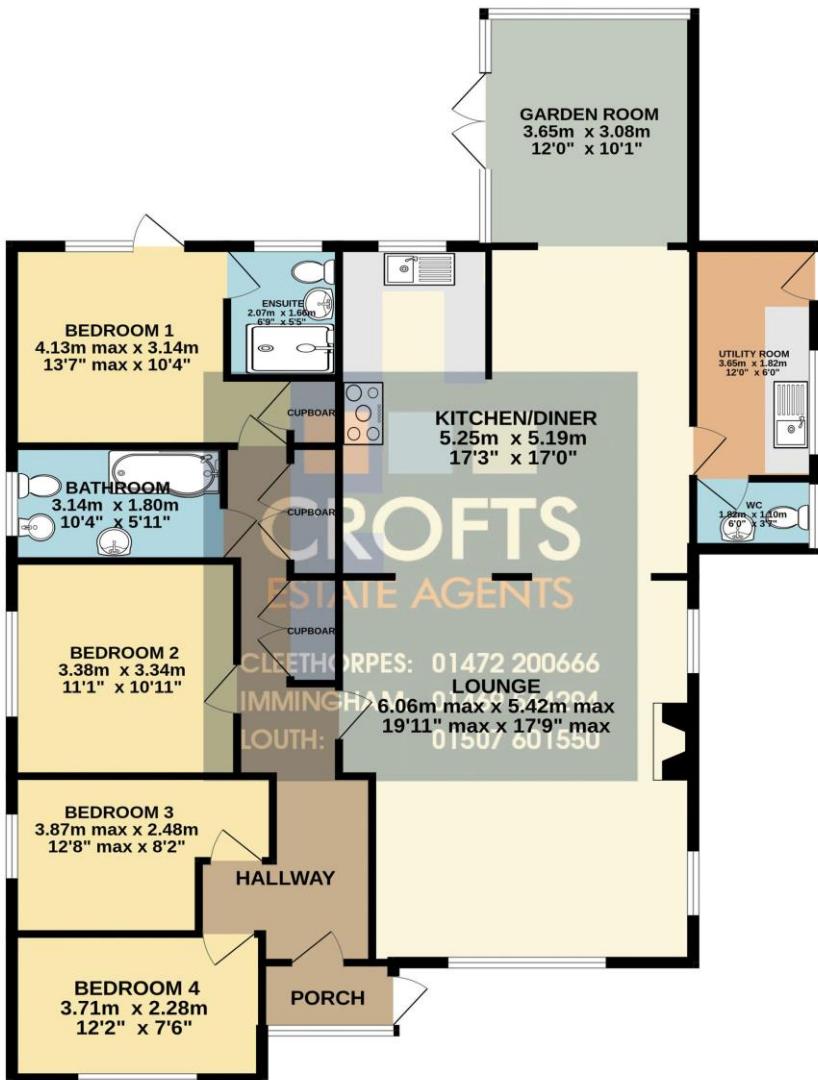


**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
141.5 sq.m. (1523 sq.ft.) approx.



TOTAL FLOOR AREA: 141.5 sq.m. (1523 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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