



# CHOICE PROPERTIES

*Estate Agents*

22 Church Lane,  
Withern, LN13 0NG

Offers In Excess Of £275,000



It is a pleasure for Choice Properties to bring to the market this remarkably spacious four bedroom (one en-suite WC) detached dormer bungalow, situated in an idyllic semi-rural location, benefiting from open field views to the rear.

Having been built by and remained within one family since the early 1970s, this charming property boasts generous living accommodation, ample outside space, garage, off road parking and is further offered with no onward chain, therefore early viewing is most certainly advised.

The generously proportioned accommodation benefits from an oil fired central heating system, mains drainage, uPVC double glazing and comprises:-

### **Hallway**

5'07" x 7'01" extending to 15'05" x 3'01"

Front uPVC door leading into the hallway with stairs to the first floor, a built in under-stair storage cupboard and doors to:

### **Kitchen/Diner**

13'04" x 11'06"

Fitted with a range of wall and base units with worktop over, two bowl stainless steel sink with drainer and mixer tap, four ring 'Gorenje' hob with extractor hood over, integrated 'Belling' oven, integrated microwave, integrated fridge/freezer, space for a small dining table, tiled walls and an opening through to the:

### **Dining Room**

10'11" x 9'11"

Providing ample space for a dining table with sliding patio doors to:

### **Conservatory**

10'11" x 10'04"

Benefiting from triple aspect windows, double opening 'French' doors to the garden, a polycarbonate roof, radiator and TV aerial.

### **Reception Room**

11'06" x 14'05"

Light and airy reception room fitted with a gas fireplace set in a feature surround with wooden mantle, TV aerial and wall lighting.

### **Bedroom 1**

12'11" x 10'00"

Spacious double bedroom fitted with a an array of wardrobes and storage and a built in double cupboard.

### **Bedroom 2**

9'06" x 9'07"

Double bedroom; utilised as a home study, with a built in single storage cupboard and a telephone point.

### **Shower Room**

5'03" x 8'00"

Fitted with a three piece suite comprising a large walk in shower cubicle with electric 'Mira Event' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, inset spot lighting, mermaid boarded walls and a heated towel rail.

### **Landing**

11'04" x 5'06"

With three double storage cupboards, one housing the hot water cylinder and doors to:

### **Bedroom 3**

14'07" x 9'05"

Spacious double bedroom with a door to:

### **En-suite WC**

2'08" x 7'08"

Fitted with a WC with dual flush button, pedestal hand wash basin with single hot and cold taps, tiled splashback and laminate flooring.

## **Bedroom 4**

10'10" x 9'05"

Double bedroom with a built in single storage cupboard.

## **Driveway**

Paved driveway providing off road parking for multiple vehicles.

## **Garage**

9'00" x 22'03"

Fitted with an electric roller door, hand wash basin with single tap, side uPVC window and the garage also houses the wall mounted consumer unit and the 'Worcester' oil fired boiler.

## **Potting Shed**

9'11" x 8'01"

With triple aspect windows, a polycarbonate roof and a door to the garage.

## **Garden**

To the rear of the property you will find a sizeable and privately enclosed garden, mostly laid to lawn with timber fencing and a low levelled bricked wall to the boundaries. The rear garden additionally benefits from an array of planter beds/vegetable patches, a paved patio seating area, timber summerhouse, timber shed and a greenhouse. You will also find the oil tank in the rear garden.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277.

## **Opening hours**

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

## **Making an offer**

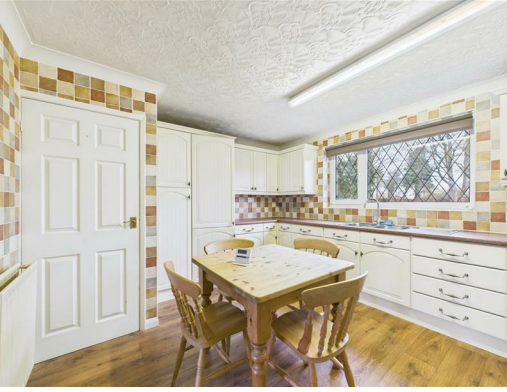
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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](http://www.e-lindsey.gov.uk)

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

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



Floor 1



Approximate total area<sup>(1)</sup>

1591 ft<sup>2</sup>

Reduced headroom

34 ft<sup>2</sup>

(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

From our Alford office head North along South Market Place then turn right at the T junction onto East Street. Continue for 2.5 miles then bear left onto the B1373 toward Withern. Continue on this road for 2 miles into the village of Withern then turn left onto Church Lane. You will find the property a short way along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

