CHOICE PROPERTIES

Estate Agents

Fairview Main Road, Withern, LN13 0LD

Reduced To £485,000



Choice Properties are delighted to bring to the market this exceptional, stylish six bedroom (one en suite) detached house which has been extended and tastefully renovated throughout to an exacting standard. This abundantly light and bright property boasts open views from almost every window and additionally offers a large detached garage and a driveway providing parking for numerous vehicles. Located in the sought after village of Withern, within easy reach of neighbouring market towns of Alford and Louth and also only a short drive from the coast we highly recommend early viewing of this impressive home.

The generously proportioned accommodation comprises:

Hallway
7'11" x 28'03"
uPVC entrance door leading into the hallway with laminate flooring, inset spot lighting, stairs to the first floor and doors to:

Reception Room
13'10" x 17'09"
Light and airy reception room benefiting from double aspect windows and fitted with a TV aerial, wall lighting, telephone point and a L log burning stove set in a bricked surround with a rustic wooden mantle.

Bedroom 1
11'07" x 10'03"
Double bedroom benefiting from a picture window to front aspect, cupboard housing the wall mounted consumer unit, a TV aerial and a door to the dressing room and en-suite shower room.

En-suite Shower Room
4'07" x 8'01"
Fitted with a modern three piece suite comprising a large shower cubicle with mains fed shower head over and sliding door, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, tiled walls, a heated towel rail and inset spot lighting.

Dressing Room
6'07" x 8'00"
With ample hanging space, inset spot lighting and loft access.

Bedroom 2
13'10" x 9'08"
Spacious double bedroom with laminate flooring and a TV aerial.

Rear Lobby
11'07" x 5'03"
With laminate flooring, uPvC door to the rear and doors to:

Utility Area
5'00" x 6'01"
With space and plumbing for a washing machine with worktop over, laminate flooring and the utility area also houses the floor-standing 'Grant' oil fired boiler.

Shower Room
6'03" x 6'00"
Fitted with a stylish three piece suite comprising a walk in shower cubicle with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, laminate flooring, inset spot lighting, an extractor fan, partly tiled; partly mermaid boarded walls and a heated towel rail.

Open Plan Kitchen/Dining/Living Room
18'09" x 25'02"
Stylish and modern space fitted with a range of wall and base units with worktop over, one and a half bowl sink with mixer tap, integrated 'Beko' electric oven, integrated 'Beko' microwave, integrated bin storage, integrated 'Beko' dishwasher, a second integrated 'Beko' electric oven, space for a freestanding 'American' style fridge/freezer, built in pantry cupboard, island with breakfast bar seating and a five ring induction hob with extractor hood over, kick board lighting, under cupboard lighting, partly tiled walls, ample space for a dining table, TV aerial, seating area, tiled flooring, double aspect windows and tri-folding doors to the garden.

Landing
7'11" x 11'09"
With loft access and doors to:

Bedroom 3
11'11" x 9'11"
Spacious double bedroom.

Bedroom 4
13'09" x 8'06"
Double bedroom.

Bedroom 5
7'11" x 8'10"
Single bedroom.

Bedroom 6
13'11" x 8'10"
Double bedroom with a picture window to front aspect.

Bathroom
9'11" x 6'09"
Beautifully fitted with a three piece suite comprising a 'P' shaped bath tub with mixer tap and electric 'Bristan' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarded walls, inset spot lighting, extractor fan and a heated towel rail.

Driveway
Large driveway providing parking for numerous vehicles.

Garage
16'07" x 19'09"
Newly built detached garage with an electric roller door, side pedestrian door, power and lighting.

Garden
The property is fronted by. To the side and rear of the property you will find a sizeable lawned garden enclosed by fencing. The garden over looks far reaching open views.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

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 regulations 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.

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 A.

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.

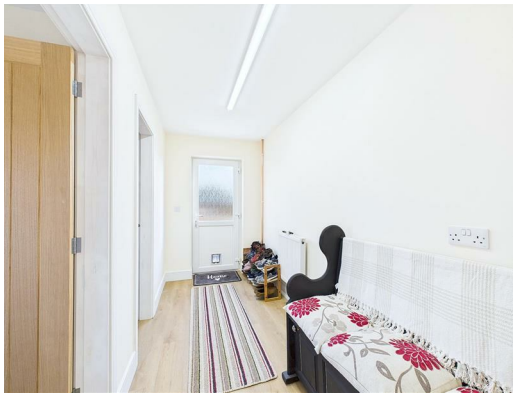















































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Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

2328.89 ft²

Reduced headroom

17.04 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Please us LN13 0LD to direct to this property. As you enter Withern from Maltby-le-Marsh, the property can be found a short way along on your right hand side.

