CHOICE PROPERTIES

Estate Agents

Home Farm Main Road, Withern, LN13 0LD

Price £550,000



Choice Properties are excited to offer a rare opportunity with this three bedroom detached house, having been kept within the same family since being built; this is the first time the property has appeared on the open market. Standing amongst 5.5 acres (sts) the property boasts an array of outbuildings, well tended gardens, a self contained annex and a three bedroom static caravan. Early viewing is most certainly advised to appreciate this stunning family home.

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel: (01507) 462277 Email: alford@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

Featuring oil fired central heating, the charming accommodation comprises:-

Entrance Porch
3'01" x 7'09"
Front uPVC door leading into the entrance porch with a polycarbonate roof and a uPVC door through to the:

Kitchen
14'07" x 9'05"
Fitted with a range of wall and base units with worktop over, one and a half bowl ceramic butler sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a slimline dishwasher, built in 'Garth' kitchen range, tiled flooring a door to the:-

Utility Area
3'05" x 8'06"
With space and plumbing for a washing machine, space for a tumble dryer and the utility area also houses the oil fired 'Warmflow' boiler.

Dining Room
10'07" x 10'06"
Providing ample space for a dining table, with space for a freestanding electric feature fireplace set in a feature surround.

Lobby
3'03" x 4'08"
With stairs to the first floor and doors to:

Conservatory
6'03" x 11'06"
Benefiting from triple aspect windows, tiled flooring, a polycarbonate roof, wall lighting, radiator and a uPVC door leading outside.

Reception Room
14'04" x 10'00"
Light and airy reception room benefiting from dual aspect windows, open fireplace currently fronted with a freestanding electric feature fireplace set in a bricked surround and a TV aerial.

Study
8'08" x 3'02"
With power and lighting.

Landing
3'06" x 17'07"
With doors to:

Bedroom 1
14'06" x 13'05"
Spacious double bedroom with access to the loft.

Bedroom 2
10'07" x 10'06"
Double bedroom with a built in airing cupboard.

Bedroom 3
6'06" x 9'05"
Ideal guest bedroom or home study.

Bathroom
7'10" x 6'00"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Triton Cara' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls and a 'Dimplex' wall heater.

ANNEX

Entrance Porch
7'10" x 3'06"
Front uPVC door leading into the annex with doors to:

Reception Room
15'00" x 9'09"
With an electric feature fireplace and TV aerial.

Kitchen
15'01" x 5'11"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, tiled splashbacks and a rear uPVC door.

Bedroom
13'03" x 9'10"
Spacious double bedroom with loft access.

Shower Room
7'11" x 5'10"
Fitted with a three piece suite comprising a corner shower enclosure with electric 'Triton Seville' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls and a 'Dimplex' wall heater.

STATIC CARAVAN

Hallway
7'08" x 2'05
Front uPVC door leading into the hallway with a fitted cupboard and doors to:

Open Plan Kitchen/Dining/Reception Room
19'06" x 11'04"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, ample space for a dining table, triple aspect windows, an electric feature fireplace set in a feature surround and a uPVC door leading out to the seating veranda.

Bedroom 1
9'04" x 6'06"
Double bedroom with fitted wardrobe and dressing table. Ceiling electric heating.

Bedroom 2
7'08" x 4'10"
Twin bedroom with a fitted cupboard and ceiling electric heating.

Bedroom 3
5'08" x 5'11"
Single bedroom with a fitted cupboard and ceiling electric heating.

Shower Room
7'04" x 2'11"
Fitted with a three piece suite comprising a shower enclosure with electric shower over

Driveway
Expansive gravelled driveway providing off road parking for multiple vehicles and ample space for a caravan or motorhome.

Outbuildings
The property benefits from a vast range of outbuildings, providing important storage space, as well as a former static caravan, turned into an outside store/workshop and undercover parking.

Gardens & Land
The property stands proud on a plot measuring approximately 5.5 acres (sts) this is made up of a well tended garden area, laid to lawn with a variety of well established trees and shrubs. The gardens also display a vegetable patch as well as a planter area, full of vibrant colour. There are a further 5 acres of land laid to lawn with shrubbery and hedging to the boundaries.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 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

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

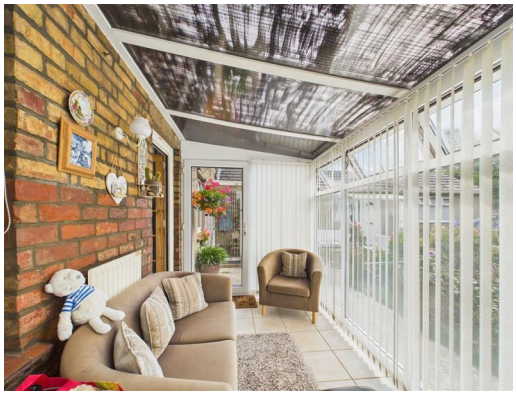
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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 3

Approximate total area(1)

1843 ft²

Reduced headroom

9 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.

GIRAFFE360

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 left hand side.

