



# CHOICE PROPERTIES

*Estate Agents*

Rose Cottage Main Road,  
Withern, LN13 0NB

Price £380,000



**\*NO ONWARD CHAIN\*** Choice Properties are delighted to welcome you to this charming detached cottage located in the sought-after village of Withern, Alford. Being sold by a motivated seller, this delightful property boasts three bedrooms, offering ample space for a growing family or those who enjoy entertaining guests. Standing proudly upon a large plot; measuring 0.6 acres (STS), the expansive gardens surrounding the property provide a perfect setting for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil environment.

If you are looking for a spacious home with character, set in a beautiful village location, then this detached cottage on Main Road is the perfect place for you. Don't miss out on the opportunity to make this charming property your own.

With the added benefit of oil fired central heating, this most spacious cottage comprises:

### **Conservatory**

8'7" x 12'9"

With polycarbonate roof and double opening doors to the front.

### **Kitchen**

11'9" x 12'0"

Fitted with wall and base units with work surfaces over, one and a half bowl resin sink unit and drainer with mixer tap over, plumbing for a dishwasher. Part tiled walls. Spot lighting.

### **Dining Room**

13'8" x 12'0"

Open fireplace set in feature brick surround. Double opening doors to the reception room.

### **Reception Room**

13'7" x 24'8"

Light and airy reception room with dual aspect windows. Double opening 'French' style patio doors to the garden. Gas fire set in feature surround.

### **Hallway**

18'2" x 7'0"

Staircase to the first floor landing. Under stairs storage cupboard.

### **Utility**

5'7" x 7'0"

Housing the oil fired boiler. Plumbing for a washing machine. Space for a freestanding fridge/freezer. Spot lighting.

### **WC**

3'3" x 7'0"

Dual flush wc, hand wash basin set into vanity unit. Part tiled walls.

### **Landing**

20'1" x 12'8"

### **Bedroom 1**

13'7" x 20'4"

Spacious double bedroom with built in wardrobes.

### **En-suite**

5'2" x 9'8"

Fitted with three piece suite consisting of shower enclosure with mains fed shower over, hand wash basin and wc. Part tiled walls.

### **Bedroom 2**

13'7" x 11'10"

Spacious double bedroom with built in storage cupboard.

### **Bedroom 3**

13'8" x 11'10"

Spacious double bedroom. Door to:

### **Dressing Room/ Office**

10'6" x 6'11"

## **Shower Room**

8'0" x 9'8"

Fitted with white three piece suite consisting of shower enclosure with electric shower over, hand wash basin and wc. Part tiled walls.

## **Driveway**

Providing ample off road parking space.

## **Garage**

Large garage with electric up and over door, power and lighting.

## **Gardens**

This most spacious property further benefits from private, expansive gardens to the rear which are mostly laid to lawn. The garden also features a useful timber shed and an array of trees, bushes and plants.

## **Tenure**

Freehold.

## **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 D.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 462277.

## **Opening Hours**

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

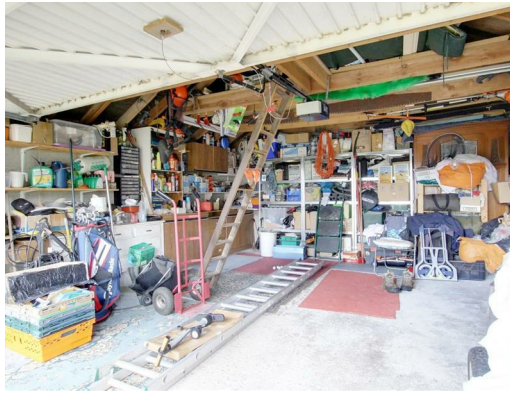
## **Making an Offer**

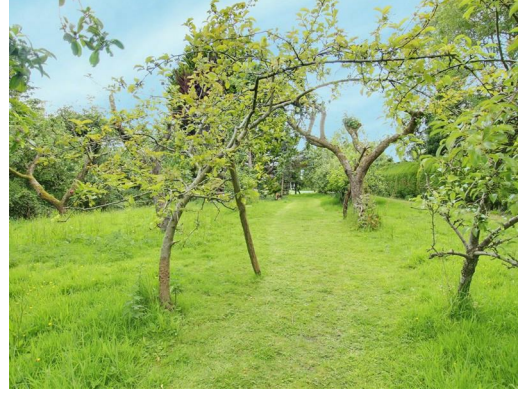
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

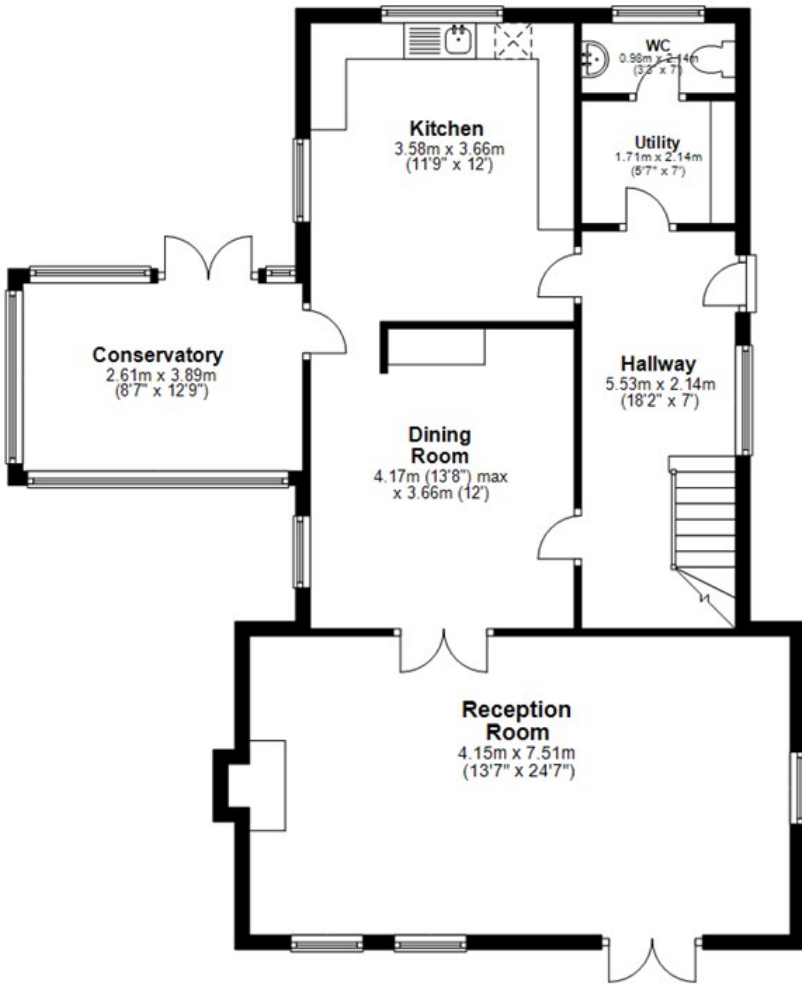
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



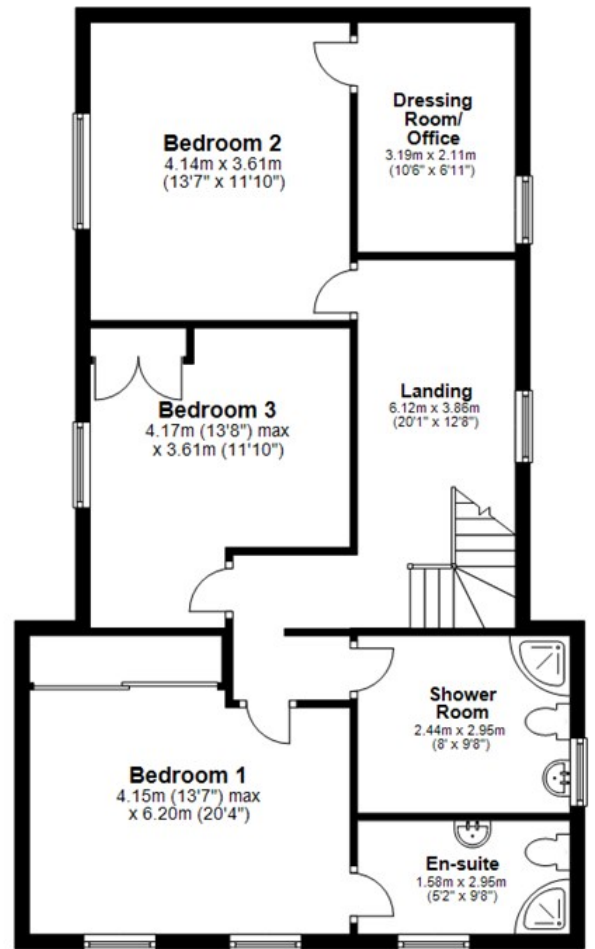




### Ground Floor



### First Floor



# Directions

Please use LN13 0NB for directions to this property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
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				

