



15 Church Lane, Withern

£260,000



**Willsons**  
SINCE 1842

15, Church Lane,  
Withern, Alford  
Lincolnshire, LN13 0NG

### "AGENT'S COMMENTS"

*An attractive property with dormer windows located on a quiet no-through road. This property offers three first-floor bedrooms, two reception rooms, kitchen, bathroom, downstairs WC, rear storage room and integrated garage. The property is set to a double-fronted drive access and has an enclosed rear garden with a brick-built shed and views over open fields. Majoritively uPVC double glazed windows and doors. No Onward Chain*

### LOCATION

*Withern is a village in the east of Lincolnshire with an active social community by way of a village hall and chapel, is on a bus route between Mablethorpe and Louth, has a primary school and is visited weekly by a mobile fish and chips shop. The village is situated approximately 5 miles from the market town of Alford and 6 miles from the coastal town of Mablethorpe both of which offer a wealth of amenities including doctor's surgeries and primary schools, with Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops both of independent & national chains, cafes, pubs, restaurants and takeaways along with weekly street markets. Mablethorpe offers uninterrupted sandy beaches and a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, siting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.*



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### Front of Property

A large block paved turning circle driveway accessed through wrought iron gates, areas of grass and borders with gated access to either side of the property.

### Hallway

6'2" x 16'11" max (1.9m x 5.16m max)

With half-glazed double door and glazed side panels, built-in full height storage cupboard and electric storage heater.

### WC

4'11" x 5'2" (1.51m x 1.59m)

Ground floor WC and hand basin with double-glazed window.

### Dining Room

11'11" x 12'7" (3.65m x 3.85m)

With large bay window to the front and smaller window to the side, serving hatch to the kitchen and electric storage heater.

### Living Room

12'1" max x 21'11" (3.69m max x 6.69m )

Chimney breast with stone-clad fireplace, two storage heaters and a bay window to the front of the property. Additional high-level windows to the side and double patio door with glazed side panels accessing the rear garden.

### Kitchen

14'11" x 8'11" (4.55m x 2.73m)

Built-in kitchen units with space for under-counter washing machine and fridge, free-standing cooker and stainless steel sink with 1.5 bowls, draining board and mixer tap, storage heater, window with views over the garden and serving hatch to the dining room.

### Rear Porch

3'7" x 4'5" (1.11m x 1.36m)

Fully glazed door providing access to storage room and rear garden.

### Storage Room

9'5" by 12'7" (2.89m by 3.85m)

With built-in storage, two windows and a storage heater.

### First Floor Landing

10'3" x 3'8" (3.13m x 1.14m)

Open staircase leading to first floor landing with full height cupboards built into eaves, loft hatch and roof light of wooden frame with secondary glazed unit.

### Bedroom One

14'11" x 10'4"ax (4.57m x 3.17max)

Dormer window with sloping ceilings to either side, electric storage heater and small wooden window.

### Bedroom Two

11'8" by 12'0" max (3.57m by 3.67m max)

Dormer window with sloping ceilings to the right and built-in storage cupboard to the left and electric storage heater.

### Bathroom

8'3" x 7'10" (2.54m x 2.39m)

With WC, hand basin and bath with direct feed shower over, electric towel rail and window into dormer overlooking the garden and open fields.

### Bedroom Three

11'10" x 9'2" (3.62m x 2.81m)

Dormer window with views to the rear garden and open fields, second window to side and electric storage heater.

### Garage

With a up-and-over garage door, electric and lighting with wooden windows to the left hand side.

### Rear Garden

Fenced on all side with views over open fields, the garden is set to mature bushes with a central lawn, small areas of concrete slab patio features, has a brick built garden shed and a greenhouse. There is an area of wide garden set to shrubs to the right of the property and single gated pathway to the left.

### Garden Shed

11'0" x 8'1" (3.37m x 2.47m)

Brick-built detached garden shed with ramped access to concrete floor and water tap.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property. Heating is provided by electric storage heaters.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0337-5120-3309-0711-1206

### Directions

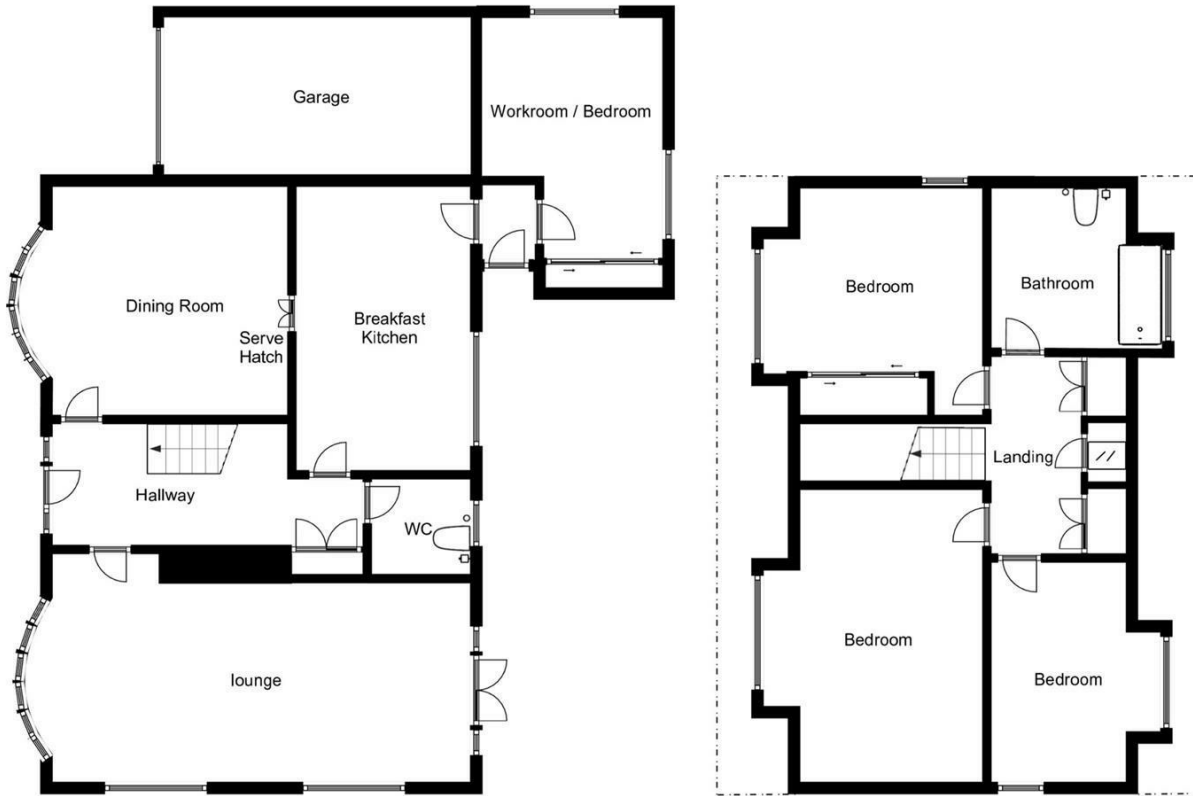
From the main A157 between Mablethorpe and Louth turn onto the B1373 and then immediately right onto Church Lane. The property can be found approximately 300 metres down Church Lane on the left hand side.

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.



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 LN13 0NG



**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

