



Grange Corner House, Stain Lane, Withern

£374,999



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Willsons
— SINCE 1842 —

Grange Corner House, Stain Lane, Withern, Alford, Lincolnshire, LN13 0PF

"AGENT'S COMMENTS"

This distinctive property sitting in 0.4 acres is situated in a quiet rural location and within 5 miles of the beautiful Blue Flag Lincolnshire coastline. Offering generous gardens to all sides, countryside views with no near neighbours, three reception rooms, ground floor bedroom, two bathrooms, utility room and substantial garage with electric roller-shutter door. The property benefits from uPVC double glazing throughout, oil fired central heating and 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 Alford, 6 miles from Mablethorpe and 10 miles from Louth. Each town offers a variety of shops, both of independent & national chains, schools, cafes, pubs, restaurants and takeaways. Mablethorpe has uninterrupted sandy beaches and is a typical UK seaside town experience, Louth and Alford are traditional market towns still hosting weekly street markets.



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Front of Property

With concrete pathways to the sides of the property, lawned gardens enclosed by hedging to all sides, concrete driveway and vehicular access via a farm track.

Utility Room

12'1" x 8'10" (3.7m x 2.7m)

With base units, alarm controls, partially tiled walls, uPVC door leading to the garage and gardens and wooden flooring.

WC

6'6" x 2'7" (2.0m x 0.8m)

With WC, loft hatch, window to the side of the property and carpeted flooring.

Pantry

6'2" x 3'7" (1.9m x 1.1m)

With shelving and carpeted flooring

Kitchen

With wall and base units, sink with two taps and double draining board, integrated cooker and grill, integrated LPG gas hob, extractor fan, three windows and uPVC door to the side of the property, carpeted and tiled flooring.

Dining Room

10'2" x 15'8" (3.1m x 4.8m)

Open plan to the kitchen with chimney breast wall and hearth containing Danfoss oil boiler, built-in storage cupboards (1.0m x 0.4m) to include heating pump, fuse box, fully glazed door to the right hand side of the property and carpeted flooring.

Living Room

15'8" x 12'9" max (4.8m x 3.9m max)

With fireplace, hearth and mantle, window to the front of the property and carpeted flooring.

Ground Floor Bedroom

12'5" x 11'1" (3.8m x 3.4m)

With post box, window to the front of the property and carpeted flooring

Reception Room

9'2" x 9'2" (2.8m x 2.8m)

Dual aspect room with windows to the side and rear of the property and carpeted flooring

Inner Hallway

5'8" x 4'10" (1.74m x 1.48m)

With loft hatch, stairs leading to the first floor and carpeted flooring.

Shower Room

5'10" x 6'6" (1.8m x 2.0m)

With WC, wash basin, shower cubicle with electric shower, wall boarding, window to the side of the property and carpeted flooring.

First Floor Gallery Landing

15'8" x 3'11" (4.8m x 1.2m)

With loft hatch, zone alarm, window to the rear of the property and carpeted flooring.

Bedroom One

11'5" x 11'9" (3.5m x 3.6m)

With built-in wardrobe/dressing fitment, window to the side of the property and carpeted flooring.

Bedroom Two

12'9" x 8'2" (3.9m x 2.5m)

With window to the front of the property and carpeted flooring.

Bedroom Three

6'10" x 8'10" (2.1m x 2.7m)

With built-in storage (0.8m x 0.6m) housing the water tank, window to the front of the property and carpeted flooring.

Bathroom

5'6" x 7'2" max (1.7m x 2.2m max)

With WC, vanity wash basin, bath, shaver socket, fully tiled walls, window to the side of the property and carpeted flooring.

Rear Garden

Lawned gardens to all sides set to various areas consisting of patio, mature shrubs and trees including fruit trees, flowers borders, vegetable beds and boundaries of hedging.

Garage

35'1" x 18'8" (10.7m x 5.7m)

With electric roller shutter door, independent fuse box, zone alarm, personnel door, wooden single glazed windows to three sides and concrete flooring.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains water and electricity are connected to the property. Drainage is understood to be private system. There is an oil fired central heating system installed at the property.

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 'E'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0383-3052-9203-8115-5204

Viewing

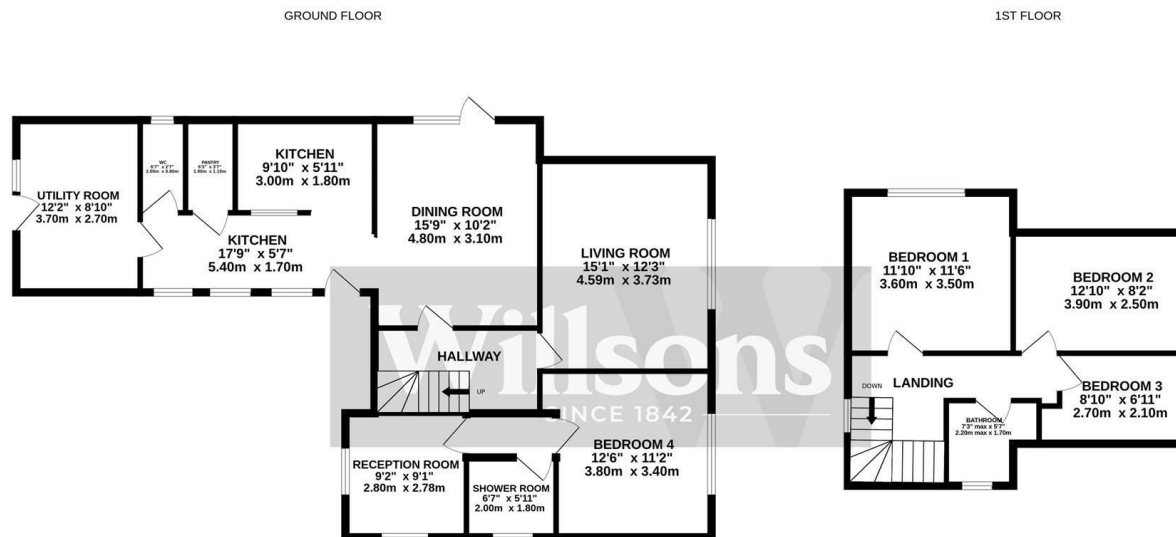
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

From the A157 between Louth and Mablethorpe, on leaving the village of Withern turn into Stain Lane. The property can be found on the left after 100m.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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.

