

**Auction**

4 bed detached house to buy in

Peters Lane, Withern, Alford, Lincolnshire,
LN13 0LL

£260,000

 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Approx 1/3rd ACRE plot
- ✓ Immediate 'exchange of contracts' available
- ✓ Detached FOUR bedroom house
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A spacious detached family sized house in the semi rural setting of Withern, near Alford, positioned on a large plot with sizeable gardens (approx 1/3 acre total).

The home offers a wide hallway with study area, lounge, dining room, large kitchen, utility room & shower room downstairs, with four good sized bedrooms + further bathroom upstairs. Additionally the rear hallway accesses a store room and a large former garage, previously used for pet grooming.

Outside, there is a wide driveway/off road parking with established gardens extending across the front and side and a large open area of hard standing at the back + outhouse.

Additional benefits include AIR SOURCE HEAT PUMP and majority uPVC double glazing.

Hallway: With Study Area

Lounge: 5.23m x 3.45m (17'2" x 11'4")

Dining Room: 3.89m x 3.48m (12'9" x 11'5")

Downstairs Shower Room: 2.74m x 2.16m (9' x 7'1")

Utility Room: 2.77m x 2.54m (9'1" x 8'4")

Kitchen: 3.35m x 3.53m (11' x 11'7")

Recreational Room/Former Garage: 5.46m x 3.17m (17'11" x 10'5"), (no windows)

Store Room: 3.15m x 1.85m (10'4" x 6'1")

Bedroom One: 4.75m x 3.89m (15'7" x 12'9")

Bedroom Two: 5.31m x 3.48m (17'5" x 11'5")

Bedroom Three: 3.28m x 3.43m (10'9" x 11'3")

Bedroom Four: 2.69m x 2.36m (8'10" x 7'9")

Bathroom: 2.79m x 2.39m (9'2" x 7'10")

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £260,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Air Source Heat Pump

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Front Entrance Porch:

Hallway

With Study Area

Lounge

5.23m x 3.45m (17'1" x 11'3")

Dining Room

3.89m x 3.48m (12'9" x 11'5")

Downstairs Shower Room

2.74m x 2.16m (8'11" x 7'1")

Utility Room

2.77m x 2.54m (9'1" x 8'4")

Kitchen

3.35m x 3.53m (10'11" x 11'6")

Rear Hallway

Recreational Room/Former Garage

5.46m x 3.17m (17'10" x 10'4")

Store Room

3.15m x 1.85m (10'4" x 6'0")

Stairs & Landing

Bedroom One

4.75m x 3.89m (15'7" x 12'9")

Bedroom Two

5.31m x 3.48m (17'5" x 11'5")

Bedroom Three

3.28m x 3.43m (10'9" x 11'3")

Bedroom Four

2.69m x 2.36m (8'9" x 7'8")

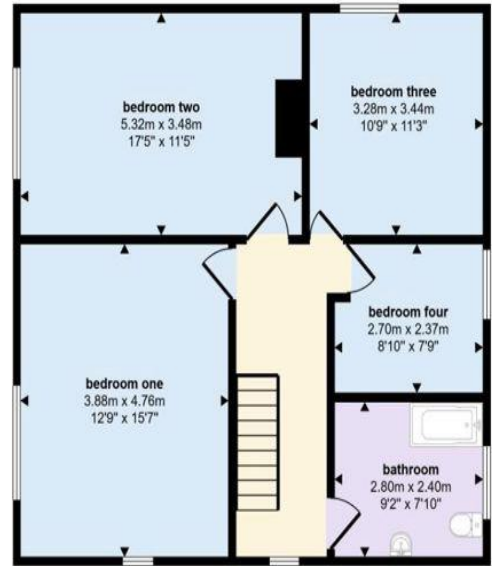
Bathroom

2.79m x 2.39m (9'1" x 7'10")

Approx Gross Internal Area
185 sq m / 1995 sq ft



Ground Floor
Approx 112 sq m / 1202 sq ft



First Floor
Approx 74 sq m / 793 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Peters Lane, Withern, Alford, Lincolnshire, LN13 0LL

Contact your local branch today for more information on this property:

107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, www.chancellors.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

