



## 4 bed detached house to buy in

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

**£260,000** Starting Bid

 x4  x2  x2

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:

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### Hallway

With Study Area

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### Lounge

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

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### Dining Room

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

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### Downstairs Shower Room

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

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### Utility Room

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

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### Kitchen

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

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### Rear Hallway

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### Recreational Room/Former Garage

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

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### Store Room

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

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### Stairs & Landing

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### Bedroom One

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

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### Bedroom Two

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

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### Bedroom Three

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

## **Bedroom Four**

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

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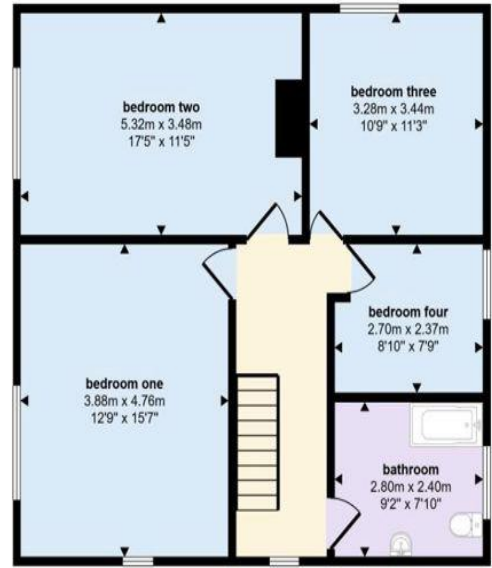
## **Bathroom**

*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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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