

Juniper Lodge Church Lane, Withern, LN13 0NB

Offers Over £250,000



If you are looking for a large 4/5 bedroom home in a quiet country location with extremely large gardens then look no further. Choice Properties are delighted to offer for sale this most spacious detached dormer bungalow which offers extensive living accommodation. Situated in the semi rural village of Withern, between the historic market town of Louth and the beautiful Lincolnshire coastline. Viewing is a must!

With the added advantage of Oil fired central heating, UPVC Double glazing and pine internal doors the well laid out accommodation consists of:-

Entrance Porch

With UPVC double glazed front door and side screen. Tiled floor. Stained glass door to:-

Entrance Hall

26'03" x 13'08" max

2 Radiators. Power points. Understairs cupboard. Built in storage cupboard. Door to Conservatory. Staircase to Landing.

Lounge

13'10" x 12'2"

Bay window. Radiator. Power points. Log burner set in feature brick fireplace.

Dining Room/Bedroom 3

11'2" x 11'10"

Bay window. Radiator. Power points.

Kitchen/Diner

15'5" x 11'10"

With fitted wall and base units with work surfaces over. Sink unit and drainer with mixer tap. Part tiled. Plumbing for automatic washing machine. Plumbing for dishwasher. 'Stoves' range cooker included. Power points. Oil boiler which supplies central heating system. Time control switch for central heating. Radiator.

Bathroom

7'11" x 5'06"

With panelled bath with Mira electric shower over. Square wash hand basin with mixer tap set in high gloss vanity unit. Towel rail. Extractor fan.

WC

5'06" x 2'07"

With back to wall push button flush w.c. Radiator.

Bedroom 2

9'7" x 21'3"

2 Radiators. Power points.

Bedroom 4

10'10" x 12'2"

Radiator. Power points.

Bedroom 5

9'0" x 10'8"

Radiator. Power points.

Conservatory

16'04" x 9'07"

Double opening doors to back garden. Single door. Power points. T.V. Aerial point. Timber flooring.

Landing

Radiator. Power point. Door to loft space. Airing cupboard with hot water cylinder and immersion heater.

Bedroom 1

21'07" x 17'07" max

Radiator. Power points. access to roof space. Double wardrobe with sliding mirrored door included in the sale price.

Shower Room

With walk in shower. Low level flush w.c. Wash hand basin. Velux window.

Large Driveway

With ample parking space.

Gardens

The property stands on an extremely large plot, (the vendors inform us that it is approx 1/3 of an acre) sts and double wrought iron gates give access to the large driveway which provides ample parking for up to three vehicles. The front garden is most attractive with low level box privet hedging which frames a pleasant ornamental lawn. The garden then extends to the side which features a further lawned area and the large garden at the rear is most private and features a selection of apple trees.

Tenure

Freehold

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - C Gross amount payable for 2019 is £1510.70

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.

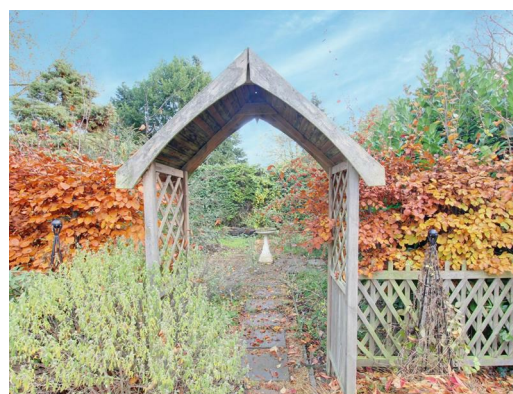
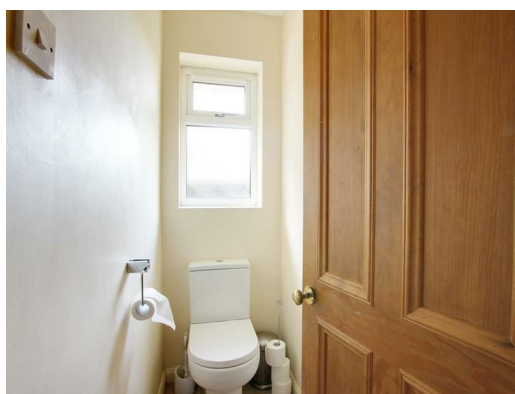
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

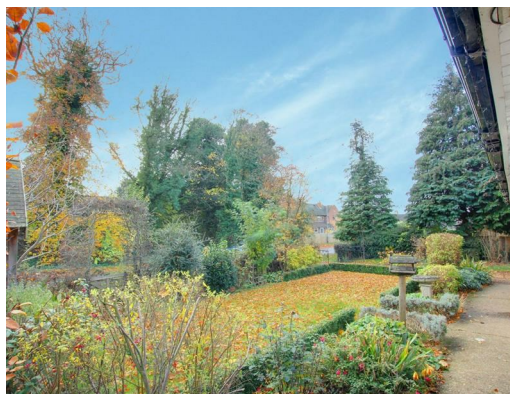
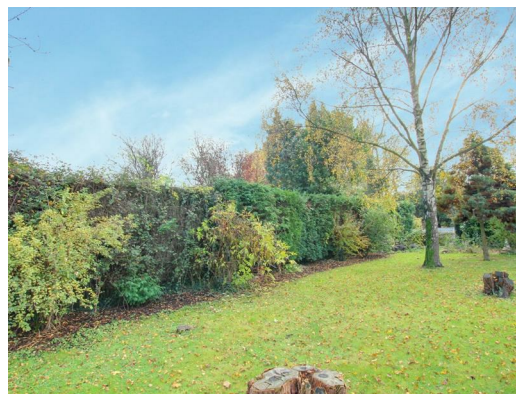
Website

All details also available on our website www.choiceproperties.co.uk

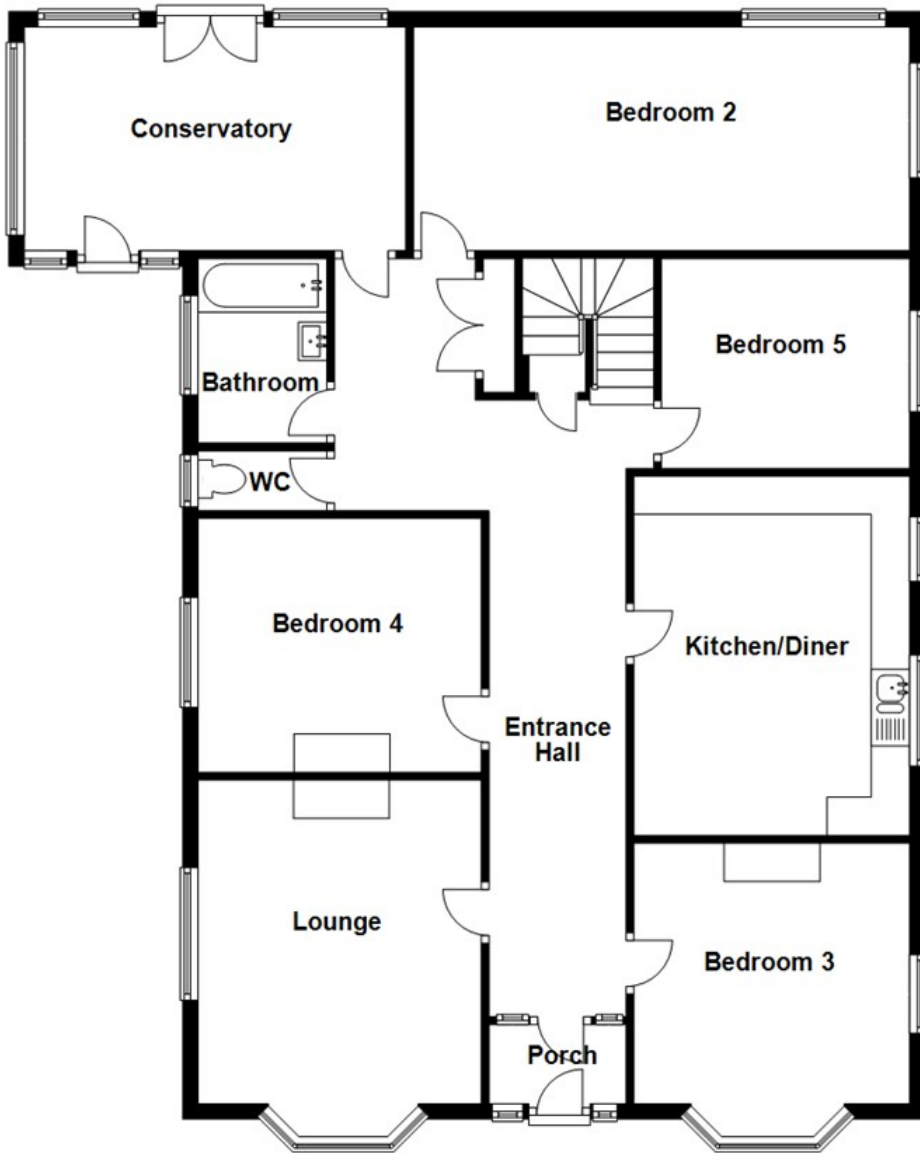
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



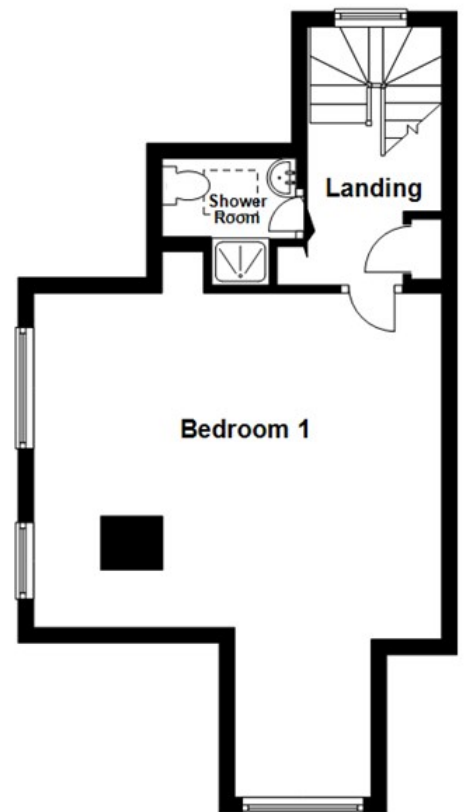




Ground Floor



First Floor



Directions

From our Office take a left and head towards the junction where you will see the Church in front of you. Take a right here and continue along East Street/A1104 until you reach a large right hand bend where the road meets the B1373 go across here to join this road and continue past Woodthorpe Garden Centre (on your right) keep going straight ahead and just before the next junction where the road meets the A157 you will see Church Lane on your left hand side, turn into this road and you will find Juniper Lodge just a little way down on your right hand side.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 69 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 36 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

