CHOICE PROPERTIES

Estate Agents

Oak Farm House Main Road, Alford, LN13 0JP

Offers In The Region Of £379,950



It is a pleasure for Choice Properties to offer for sale this most spacious three bedroom detached house, standing on a sizeable plot. Situated in the ever sought after village of Maltby-le-Marsh this charming property offers a generously proportioned living accommodation, garage and outbuildings. Early viewing is certainly advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
naea | propertymark PROTECTED

With the benefit of an oil fired central heating system, the well maintained accommodation comprises:-

Entrance Hall
13'11" x 6'07"
Front uPVC door leading into the entrance hall with stairs to the first floor and doors leading to:

Reception Room
16'03" x 11'09"
Light and airy reception room benefiting from double aspect windows, including a bay window to front aspect and fitted with a log burning stove set in a feature surround, a TV aerial and wall lighting.

Sitting Room
11'09" x 10'08"
Fitted with a log burning stove set in a feature surround, a TV aerial, telephone point and double opening 'French' uPVC doors to:

Sun Room
11'06" x 12'00"
Benefiting from triple aspect windows, wooden flooring, solid roof and two radiators.

Kitchen/Dining Room
15'01" x 17'10"
Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, freestanding 'Esse' AGA stove/oven, four ring 'Hotpoint' induction hob, space for an under-counter fridge, space and plumbing for a washing machine, sizeable under-stair storage pantry cupboard, ample space for a dining table, TV aerial, telephone point, sliding patio doors to the rear garden and a side uPVC door to the:

Rear Lobby
Providing space for freestanding utilities, such as a fridge/freezer and tumble dryer. Two rear uPVC doors and doors to:

Coal Store
Providing ample storage space.

WC
Fitted with a WC with dual flush button.

Landing
15'02" x 6'07"
With access to the loft and doors to:

Bedroom 1
13'10" x 11'10"
Spacious double bedroom with dual aspect windows and a TV aerial.

Bedroom 2
11'09" x 10'10"
Double bedroom with double aspect windows.

Bedroom 3
8'06" x 8'04"
Double bedroom.

Shower Room
8'06" x 13'00"
Large shower room fitted with a three piece suite comprising a large walk in shower enclosure with mains fed double shower head over, hand wash basin with single hot and cold taps; built into vanity and WC with dual flush button; partly tiled walls and two heated towel rails.

Upstairs WC
2'11" x 5'11"
Fitted with a WC with a dual flush button.

Driveway
Paved driveway providing off road parking for several vehicles.

Garage
With power and lighting.

Gardens
Surrounding the property are sizeable ground which are mostly laid to lawn with hedging to most of the boundaries. Around the grounds you will find a number of well established trees and shrubs as well and various sheds/outbuildings, perfect for storage.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

Opening hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.






































Floor 0





Floor 1

Approximate total area(1)

1365 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From our Mablethorpe office; exit Mablethorpe via Alford Road and head towards the village of Maltby Le Marsh. Once you enter Maltby Le Marsh, the property can be found 0.5 miles along on your left hand side.







