



CHOICE PROPERTIES

Estate Agents

Firglen Beesby Road,
Maltby Le Marsh, LN13 0JJ

Reduced To £179,950



It is a pleasure for Choice Properties to offer for sale this spacious two bedroom detached bungalow, situated in the ever sought after village of Maltby Le Marsh. The property, which is offered with no upper chain, offers a new owner exciting potential to modernise to their own taste and further benefits from two reception rooms, a driveway with garage and garden. Viewing is advised.

Offering generously proportioned rooms throughout and a spacious layout, the property comprises:-

Porch

Door to:-

Hallway

7'10" x 11'4"

Spacious hallway.

Kitchen

9'10" x 10'8"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and single taps, pedestrian door to side aspect.

Reception Room

11'7" x 20'11"

Spacious reception room, 'Baxi Bermuda' back boiler set in a tiled surround with a wooden mantle, TV Aerial point, door to:-

Dining Room

8'8" x 9'11"

Built in storage , telephone point.

Bedroom 1

12'11" x 9'5"

Spacious double bedroom.

Bedroom 2

12'11" x 8'6"

Spacious double bedroom.

Shower Room

6'9" x 4'3"

Fitted with a three piece suite comprising shower cubicle with electric shower over, pedestal wash hand basin with single taps, low level wc, tiled splash backs.

Covered Passageway

21'9" x 4'11"

Door to:-

Driveway

Paved driveway providing off road parking and fronted by double opening wrought iron gates.

Garage

Up and over door.

Garden

The property stands within a generously sized garden which is mostly laid to lawn with a variety of plants, trees and hedging. The boundaries are enclosed with timber fencing with a paved footpath leading down towards a useful storage shed.

Tenure

Freehold.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Making an offer

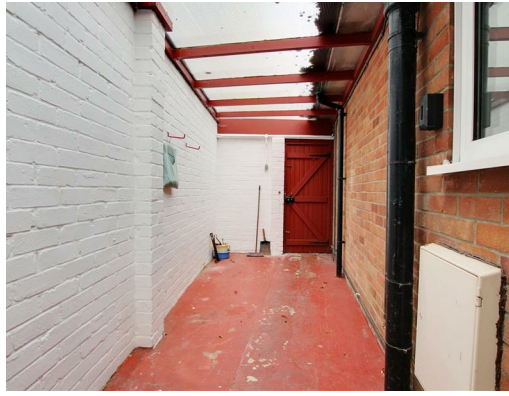
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

Opening hours

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

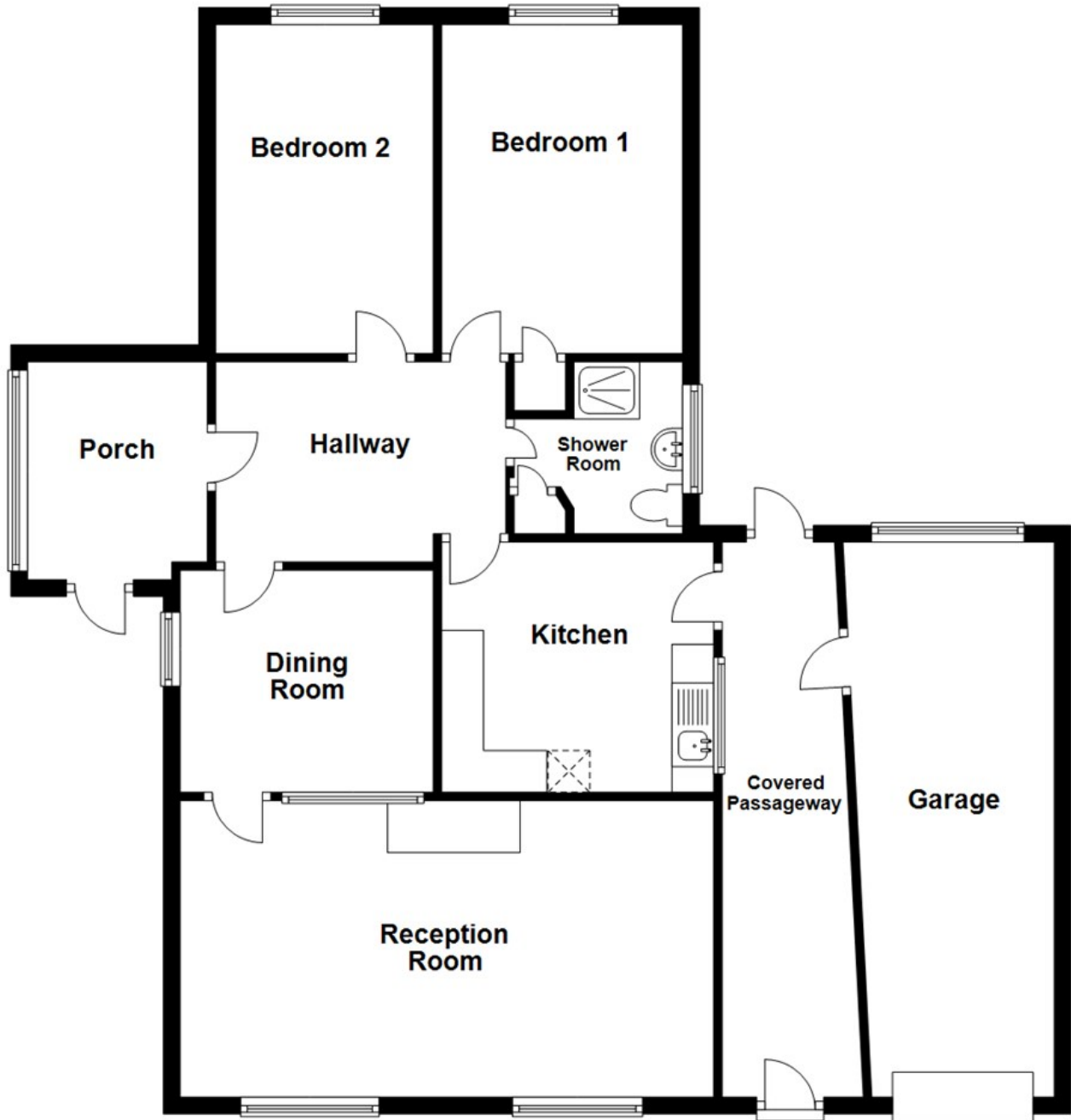
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

Approx. 109.3 sq. metres (1176.3 sq. feet)



Total area: approx. 109.3 sq. metres (1176.3 sq. feet)

Directions

From Mablethorpe head towards Alford and the first village you will come to is Maltby le Marsh. You will be on the Main Road as you go through the village, carry on past the village hall and follow the road around a right hand bend, Continue to your next bend and Firglen is located on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			55
(39-54) E			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

