



CHOICE PROPERTIES

Estate Agents

Hillcrest Main Road,
Maltby Le Marsh, LN13 0JP

Price £425,000



Welcome to Hillcrest - this stunning detached house located on Main Road in the desirable area of Maltby Le Marsh. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy. The high specification of this property is evident throughout, offering modern amenities and stylish finishes. The sought-after location adds to the appeal, providing a peaceful and picturesque setting for you to call home. Some of the standout features of this property are the Solar panels with pay back tariff and the large workshop, ideal for those who enjoy DIY projects or need extra space for hobbies. Early viewing is highly advised.

Offering generously proportioned rooms throughout, this light and bright internal accommodation comprises:

Entrance Hall

Front composite entrance door.

Reception Room

20'0" x 10'0"

Light and airy reception room. Dual aspect windows with featured wooden shutters. Tiled floor.

Sitting Room/Study

11'6" x 13'5"

A versatile space which could be used as a second light and airy sitting room or a spacious study. Tiled flooring.

Kitchen/Diner

15'3" x 29'4"

New stylish kitchen/diner fitted with matte units with work surfaces over, sink unit with mixer tap, four ring gas hob with extractor over, double electric oven, integral dishwasher, pull out larder. Space for freestanding fridge/freezer. Part tiled walls. Tiled flooring. Space for dining table. Double opening 'French' style patio doors.

Utility

7'8" x 7'6"

Plumbing for washing machine. Space for a tumble dryer and chest freezer. Tiled flooring. Doors to:-

Shower Room

7'8" x 3'11"

Fitted with three piece suite comprising shower cubicle with electric 'Triton' shower over, hand wash basin set into vanity unit, dual flush wc. Tiled flooring. Part tiled walls.

Bedroom 4

9'6" x 11'10"

Tiled flooring. Spacious double bedroom. Cupboard housing the wall mounted 'Worcester' combination boiler.

Landing

2'9" x 6'7"

Loft access - With pull down ladder.

Bedroom 1

11'11" x 14'1"

Spacious double bedroom. TV aerial point. Built in storage cupboard.

Bedroom 2

11'11" x 10'6"

Spacious double bedroom. TV aerial point.

Bedroom 3

8'2" x 10'6"

Double bedroom.

Dressing Room

4'8" x 8'4"

Laminate flooring. Fitted with shelving and railing.

Bathroom

8'1" x 8'11"

Fitted with four piece suite comprising double ended bath tub with mixer tap, walk in shower cubicle with mains fed double shower head over, hand wash basin with mixer tap set into vanity, dual flush wc. Tiled flooring and part tiled walls.

Driveway

Gravelled driveway with providing parking for several vehicles.

Workshop

30'08" x 17'06"

With French double opening patio doors to the front aspect and further pedestrian door to the side aspect, power, lighting and water, log burner, solar panel controls.

Garden

To the rear of the property you will find an attractive and privately enclosed garden with timber fencing to the boundaries. The garden is beautifully designed and features a circular lawned area to the centre with an abundance of established plants, trees and shrubbery throughout with gravelled borders. There is a corner patio seating area which is ideal for outdoor entertaining or relaxing in the sunshine. There is also outdoor lighting to the front and rear of the property. There is also a 10ft x 8ft garden shed included in the sale.

Tenure

Freehold.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

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

Opening Hours

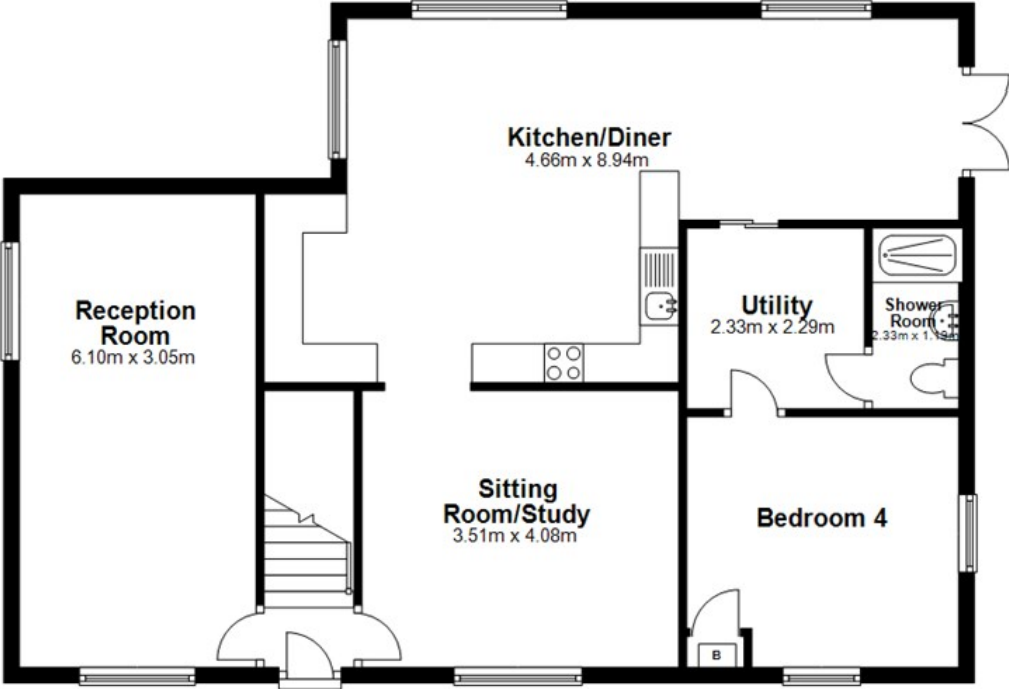
Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

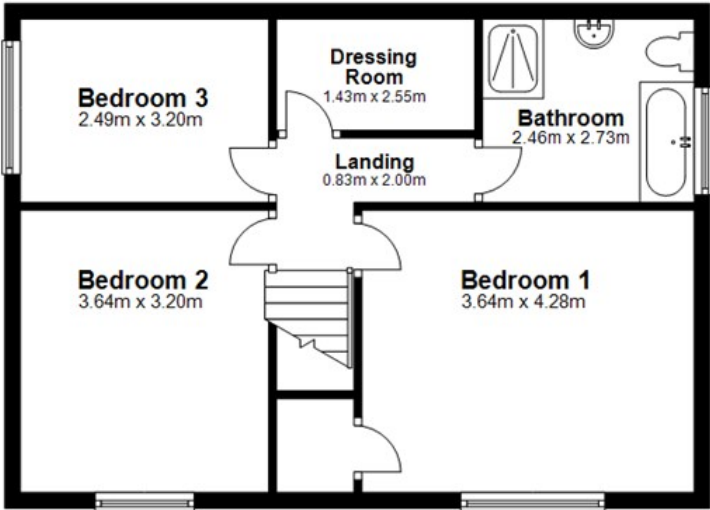
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Ground Floor



First Floor



Directions

Please use Postcode LN13 0JP for directions to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

