



CHOICE PROPERTIES

Estate Agents

Moonraker Main Road,
Maltby Le Marsh, LN13 0JP

Price £320,000



Welcome to this charming detached bungalow located on Main Road in the sought-after area of Maltby Le Marsh, Alford. This property boasts a spacious reception room, three double bedrooms and sits proudly upon attractive and well tended gardens.

Situated in a serene location, this bungalow provides open views to the rear, allowing you to enjoy the tranquillity and beauty of the surrounding area. The immaculate presentation of the property ensures that you can move in hassle-free and start enjoying your new home right away. Viewing is highly advised.

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Side porch

With UPVC double glazed front access door. Radiator. Side access door to garage. UPVC doubled glazed rear access door to garden. UPVC double glazed door to :-

Hallway

Radiator. Loft access to roof space. Power points. Large built in cupboard which houses plumbing for automatic washing machine and space for condensing tumble dryer. Power points. Gas combination boiler. Attractive engineered flooring.

Reception room/Dining room

14'8" x 23'11"

With attractive gas fire set in limestone fireplace. Double opening french doors to front garden. 2 radiators. Power points. T.V. Aerial point. Attractive engineered flooring.

Kitchen

9'11" x 9'9"

With attractive fitted cream wall and base units and display glass fronted wall cabinet. Attractive solid granite work surfaces. 1 and half bowl sink unit and drainer with mixer tap. Extractor hood. Plumbing for dishwasher. Part tiled walls. Power points. Recessed lights. UPVC double glazed side access door.

Bedroom 1

11'9" x 13'1"

Radiator. Power points. Triple fitted wardrobes.

Bedroom 2

11'9" x 10'6"

Radiator. Power points. T.V. Aerial point. Fitted wardrobes.

Bedroom 3

10'10" x 9'9"

Radiator. Power points.

Bathroom

8'8" x 6'0"

Newly fitted bathroom suite which consists of panelled bath with mains shower over. Fitted vanity units with marble effect work tops. Counter top sink with mixer tap. Back to wall w.c. with push button flush. Large fitted storage cupboard. Attractive tiling to walls. Towel radiator.

Driveway

Paved driveway providing off road parking.

Garage

18'10" x 8'11"

With electric sectional garage door. Power points. Electric consumer unit.

Garden

To the front of the property is a most attractive, perfectly landscaped garden which features many well established shrubs and plants and is fronted by a low level brick wall. A gravelled driveway by the side gives access to the garage. To the rear of the bungalow is a well tended garden which features a spacious paved patio area and includes a beautiful summer house, two garden sheds and a green house.

Broadband Speed

Fibreoptic download in excess of 40gs.

Tenure

Freehold.

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.

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

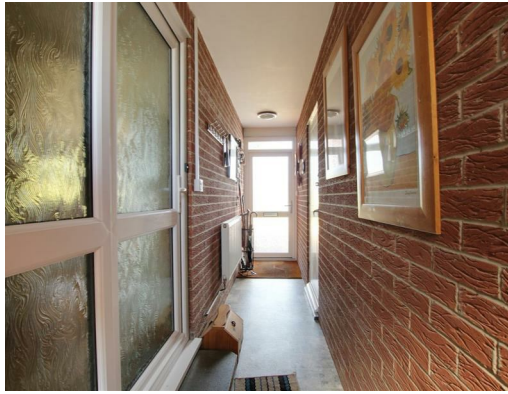
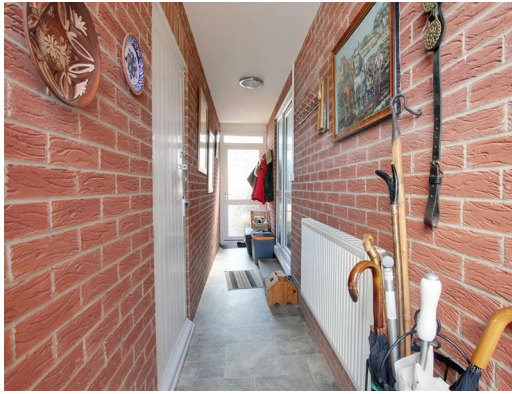
Viewing by Appointment through Choice Properties Mablethorpe 01507 472016.

Opening hours

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

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

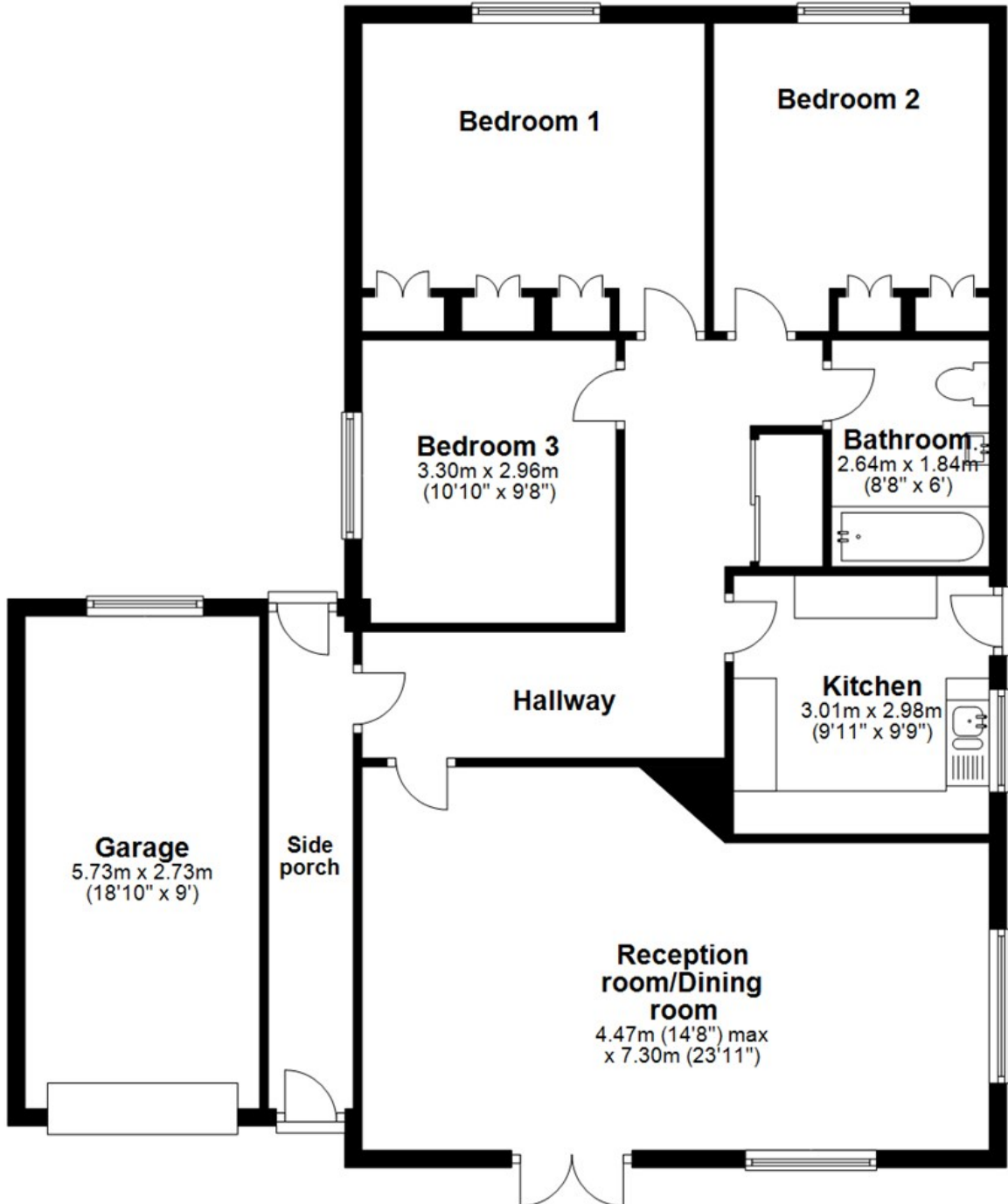
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Ground Floor



Directions

Take a left out of our Office and head north towards the junction with the Church, take a right here and continue along the A1104 in the direction of Mablethorpe, continue along this road all the way into the village of Maltby le Marsh, you will see the petrol station on the right hand side and Moonraker is the third property after that on the right hand side too.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			69
(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	

