



# CHOICE PROPERTIES

*Estate Agents*

Wayside Strubby Road,  
Maltby Le Marsh, LN13 0JN

Price £349,950



Choice Properties are excited to bring to the market this most well presented three bedroom detached bungalow with the added benefit of two garages as well as an expansive driveway and sizeable outdoor space. Boasting a generously proportioned layout as well as a tasteful interior finish, this charming bungalow located in the ever-sought after quiet, residential village of Maltby-le-Marsh, only a short drive from the local amenities and golden sandy beaches of the neighbouring town of Mablethorpe. Early viewing is most certainly advised to appreciate what is on offer here with this picturesque home.

Benefiting from mains drainage and a mains fed gas central heating system, the well maintained and abundantly light and bright accommodation comprises:

### **Hallway**

2'11" x 23'03"

uPVC front door leading into the hallway, with loft access and doors to:

### **Reception Room**

12'03" x 15'01"

Light and airy reception room benefiting from double aspect windows including a bay window to front aspect and fitted with a gas fire set in a feature surround, TV aerial and telephone point.

### **Kitchen/Dining Room**

15'07" x 10'05"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with two drainers and mixer tap, four ring induction hob with extractor hood over, integrated 'Bosch' oven, plumbing for a washing machine, space for an under-counter fridge, ample space for a dining table, part tiling to the walls, telephone point and double aspect windows.

### **Rear Lobby**

9'08" x 4'05"

With tiled flooring, a built in storage cupboard and doors to:

### **Conservatory**

7'07" x 16'11"

Featuring double aspect windows, tiled flooring, a rear uPVC door, TV aerial, wall lighting and sloped glass roof.

### **Study**

5'08" x 12'00"

Featuring a wall mounted electric heater and providing ample space for a freestanding fridge/freezer and freestanding tumble dryer.

### **Bedroom 1**

12'03" x 9'05"

Spacious double bedroom with two fitted double wardrobes with double opening doors and a folding door to the en-suite WC.

### **En-suite WC**

2'06" x 4'06"

Fitted with a WC with cistern lever and corner hand wash basin with single hot and cold taps with a tiled splashback.

### **Bedroom 2**

9'01" x 10'07"

Double bedroom with two fitted double wardrobes with double opening doors.

### **Bedroom 3**

9'01" x 7'05"

Single bedroom.

### **Bathroom**

9'01" x 8'05"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Triton T80 Easi Fit+' over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, part tiling to the walls, laminate flooring, door to pantry/store room and the bathroom also features a built in airing cupboard housing both the wall mounted 'Profile Prima' condensing boiler and the hot water cylinder.

### **Pantry/Store Room**

9'01" x 2'06"

Fitted with laminate flooring, ample wall mounted shelving, lighting and a cupboard housing the wall mounted consumer unit.

### **Driveway**

The property benefits from an expansive driveway laid with shingle providing ample off road parking.

### **Attached Garage**

19'08" x 8'01"

With double opening timber doors and power and lighting.

### **Detached Double Garage**

20'00" x 21'09"

Double garage with two electric roller doors, which currently features a removable middle partition, side door, side window, power and lighting.

### **Garden**

Surrounding the bungalow is a beautifully kept garden, mostly laid to lawn with timber fencing and well established hedging to the boundaries. The gardens additionally benefit from an extended area laid with shingle to provide further off road parking, a timber summerhouse, an array of well established and impressively maintained plants and shrubs as well as the added bonus of open views; over fields to the rear.

### **Tenure**

Freehold.

### **Viewing Arrangement**

Viewing by appointment through Choice Properties on 01507 472016.

### **Opening Hours**

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

### **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

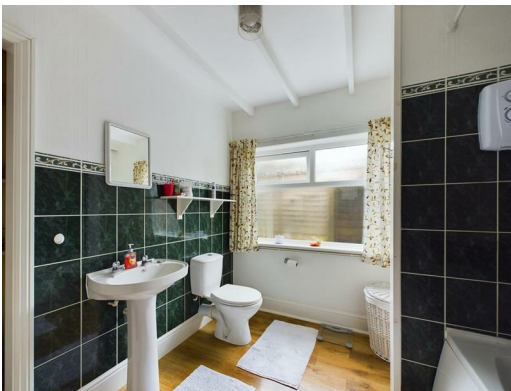
Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C. Amount Payable 2024/25 - £1993.47

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.

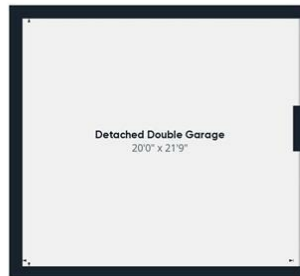








Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
1670.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From our Mablethorpe office head into Maltby Le Marsh and continue through the village until you reach the junction where you can turn left onto Strubby Road (A157 - signposted Louth). Wayside is the last bungalow on your right hand side, on the way out of Maltby-le-Marsh.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-60) D			60
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

