



CHOICE PROPERTIES

Estate Agents

Puddington Alford Road,
Maltby Le Marsh, LN13 0JW

Price £475,000



It is a pleasure for Choice Properties to bring to the market this most impressive three bedroom (two en-suite) detached house with extended open plan kitchen/living/dining space. Located in the idyllic village of Maltby-le-Marsh; the property boasts open views to both front and rear aspect, well tended gardens to the rear, an expansive driveway and a studio outbuilding, early viewing is most certainly advised to appreciate the quality on offer with this beautiful home.

Benefits from a mains gas central heating system and double glazing throughout, the modern and high specification property comprises:-

Hallway

4'09" x 29'09"

Front composite entrance door leading into the hallway with wall lighting, a log burning stove; set in a feature surround with a rustic wooden mantle, stairs to the first floor, an under-stair storage cupboard, opening to the Reception Room and doors to:

Bedroom 2

11'10" x 12'10"

Spacious double bedroom with a TV aerial and a lobby space housing the wall mounted consumer unit, built in airing cupboard housing the hot water cylinder and a door to:

En-suite Shower Room

6'05" x 10'02"

Fitted with a three piece suite comprising a large shower enclosure with sliding door and mains fed shower head over, his and hers hand wash basins with mixer taps; both built into vanity and WC with dual flush button, tiled walls, extractor fan and inset spot lighting.

Bedroom 3

11'08" x 8'11"

Double bedroom.

Bathroom

6'00" x 8'05"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap; built into vanity and WC with dual flush button, partly tiled walls, inset spot lighting, extractor fan and a sizeable airing cupboard with shelving and housing the wall mounted 'Worcester' boiler.

Open Plan Kitchen/Living/Dining Room

17'10" x 23'04"

Modern open plan way of living; comprising a kitchen, dining and sitting area. The kitchen is made up of wall and base units with quartz worktop over, one bowl sink with drainer and mixer tap, five ring 'Neff' gas hob with 'Klairstein' extractor hood over, space for a freestanding 'American' style fridge/freezer, space for a wine cooler, integrated 'AEG' microwave and integrated 'Neff' oven, two built in double larder cupboards, integrated freezer, tiled flooring and partly tiled walls. The rest of the space offers ample living and dining options with space for a dining table, TV aerial, side composite door, rear bi-folding doors to the garden, inset spot lighting and a ceiling lantern.

Reception Room

11'09" x 24'09"

Benefiting from double aspect windows, inset spot lighting, laminate flooring and TV aerial.

Landing

5'11" x 4'03"

With wall lighting, window overlooking the beautiful open views to the rear and double opening doors to:

Bedroom 1

17'09" x 21'04"

Remarkably spacious double bedroom benefiting from a picture window to front aspect overlooking the picturesque open views, as well as four 'Velux' style windows, inset spot lighting, TV aerial, a door to the dressing room and a door to:

En-suite Shower Room

5'10" x 12'00"

Fitted with a stylish and modern three piece suite comprising a large walk in shower cubicle with mains fed double shower head over, his and hers hand wash basins with mixer taps; both built into vanity and WC with dual flush button, tiled flooring, partly tiled walls, extractor fan, 'Velux' style window, inset spot lighting and shaver point.

Dressing Room

5'00" x 11'09"

With laminate tiled flooring, inset spot lighting, a 'Velux' style window, shelving and railing.

Driveway

Expansive driveway laid with shingle providing off road parking for multiple vehicles.

The studio outbuilding comprises four separate areas with calor gas underfloor heating and 'Mitsubishi' air conditioning.

Studio

11'03" x 13'04"

With laminate flooring, LED inset spot lighting and double opening 'French' doors to the garden.

Utility Room

7'08" x 6'04"

Fitted with base units, space for a tumble dryer and space and plumbing for a washing machine with worktop over, one bowl stainless steel sink with drainer and mixer tap, inset spot lighting, side composite door and a doors to:

WC

3'02" x 6'04"

Fitted with a WC with dual flush button, laminate flooring, extractor fan, LED inset spot lighting and the WC also houses the 'Glow•worm' wall mounted combination boiler.

Hobby Room

11'03" x 11'11"

To the front of the studio you will find a further space with double opening 'French' doors to front aspect, LED inset spot lighting, plain the flooring and the hobby room also houses the wall mounted consumer unit.

Garden

To the rear of the property you will find a well proportioned and privately enclosed garden, mostly laid to lawn with timber fencing to the boundaries. Low levelled hedging can be seen to the rear to allow the views on offer to be enjoyed from the garden, patio or open plan living space inside the property. The garden additionally benefits from a paved patio seating area, the perfect place to unwind, entertain or enjoy outdoor dining. Access to the various studio outbuildings can be gained from the garden as well as access to the useful timber shed.

Tenure

Freehold.

Viewing arrangements

Viewing 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.

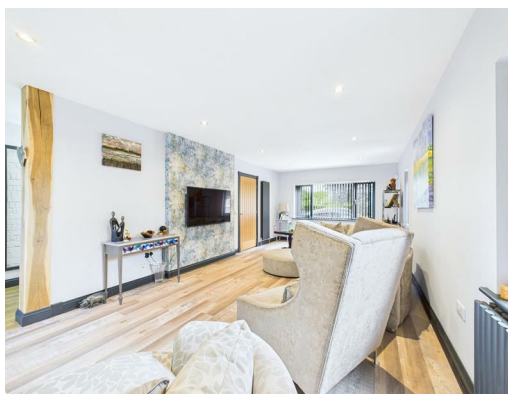
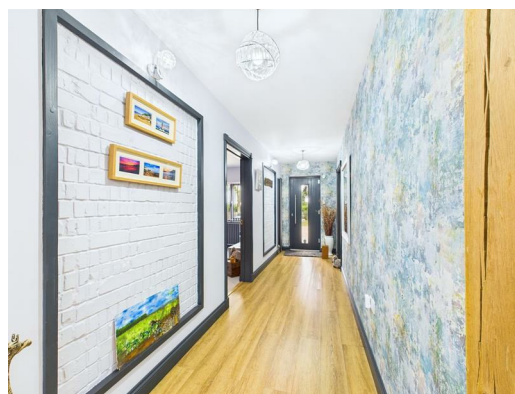
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

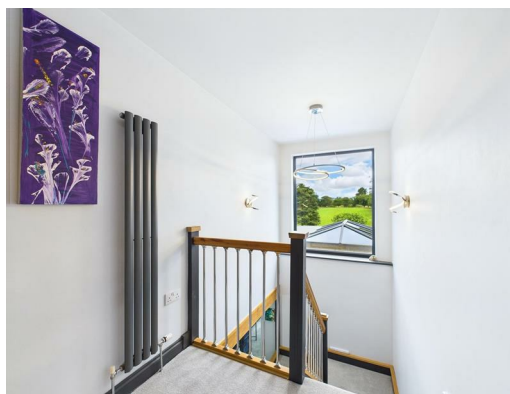
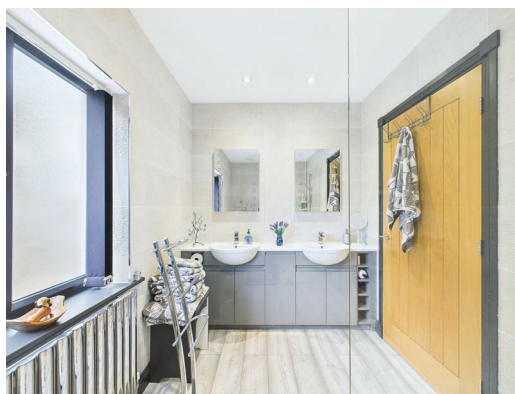
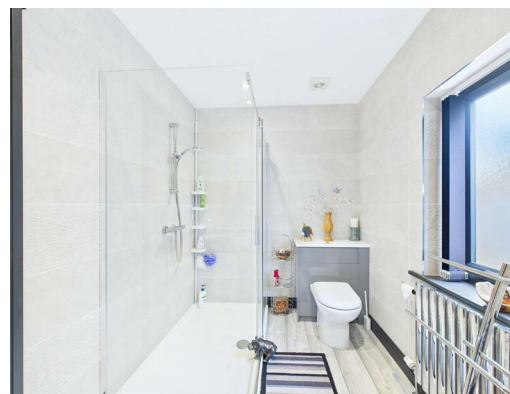
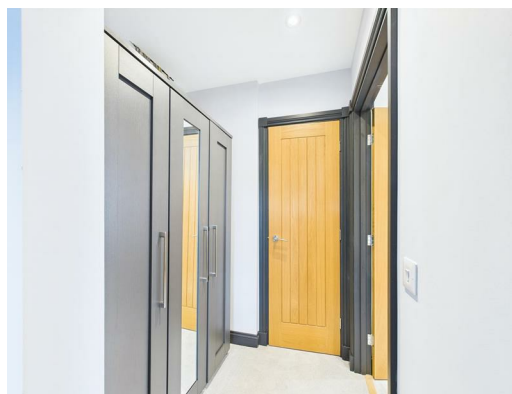
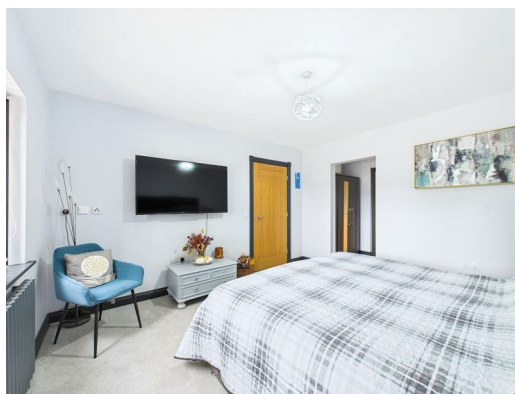
Council tax band

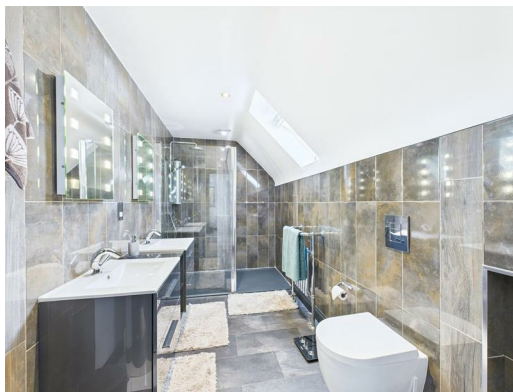
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

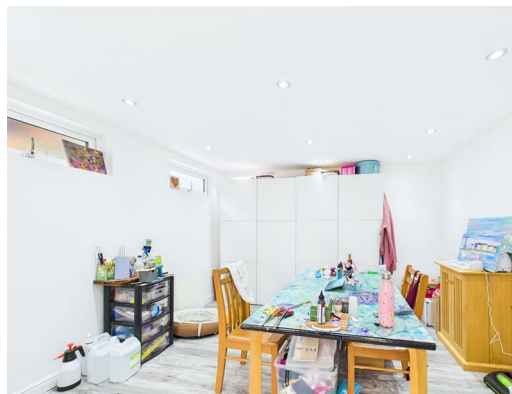
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

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.











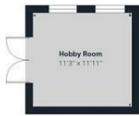
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
2270 ft²
Reduced headroom
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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

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Directions

From our Mablethorpe office 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, Puddington can be found a short way along past the bend on the right hand side. From our Alford office head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh, use postcode LN13 0JW to locate the property which will be on your left hand side just before a left hand bend.

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

