



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Sapphire House Main Road Maltby Le Marsh LN13 0JP

**Offers in the  
Region Of £495,000**

This truly impressive and very spacious FIVE bedroom detached family home lies in the village of Maltby le marsh, close to the market town of Alford and the popular coastal resort of Mablethorpe. Standing in a large private mature plot, the property offers fantastic living space throughout, having been upgraded to an exceptional standard by the present owner. Internal viewings are simply essential in order to fully appreciate the quality and space on offer, which is comprised of: Porch, entrance hallway, lounge, sitting room, dining room, utility room, cloakroom and stunning modern breakfast kitchen with two sets of bi folding doors to the side and rear. On the first floor are FIVE generous bedrooms, the largest of which is served by an en suite and dressing room area. There is also a separate family bathroom suite which completes the internal living accommodation. Outside, the property benefits from a large gravelled driveway to the front, with secure double gates giving access to the remaining driveway area and private rear garden, which is lawned with patio and large pergola / entertaining area. There is space and scope for the erection of a double garage, which we understand has planning permission in place.

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#### Entrance Porch

uPVC door to front opens into porch. uPVC window to side, further door leads into hallway

#### Reception Hall

10' 4" x 10' 9" (3.144m x 3.266m)

Stairs to first floor landing. Porcelain tiled floor. Doors off lead into lounge, sitting room and dining rooms

#### Lounge

22' 5" x 12' 7" (6.845m x 3.833m)

uPVC window to front. uPVC double doors to rear lead to outside. uPVC window to side. Superb contemporary modern fireplace with acoustic panel to wall

#### Sitting Room

10' 4" x 13' 2" (3.139m x 4.011m)

uPVC window to front. Radiator in cover, tiled floor.

#### Dining Room

11' 4" x 16' 6" (3.459m x 5.039m)

uPVC double doors to rear leading to rear garden. Porcelain tiled floor. Doors lead off to cloakroom, utility room and kitchen

#### Cloakroom

7' 6" x 2' 10" (2.284m x 0.86m)

pedestal wash basin, close coupled w/c

#### Utility Room

7' 5" x 7' 9" (2.26m x 2.366m)

uPVC door to side leading to garden.

#### Kitchen Breakfast Room

17' 9" x 14' 3" (5.408m x 4.345m)

Stunning open plan fitted kitchen breakfast room. Having two uPVC windows to side. Bi fold doors to rear and side leading to garden. Comprehensive range of fitted units and central island with granite work tops. Incorporating induction hob, double oven, large sink unit with mixer tap, integral dishwasher and space for an American style fridge freezer. Inset spotlights to ceiling, vertical column radiator. Porcelain tiled flooring

#### First Floor Landing

uPVC window to front. Built in storage cupboard

#### Bedroom 1

11' 8" x 14' 4" (3.558m x 4.362m)

uPVC window to side, radiator. Door to rear leads into dressing room and en suite

#### En Suite / Dressing Room

5' 5" x 14' 3" (1.650m x 4.351m)

uPVC window to rear.

**Bedroom 2**

11' 5" x 11' 3" (3.479m x 3.438m)  
upVC window to side, radiator

**Bedroom 3**

13' 3" x 10' 4" (4.038m x 3.144m)  
uPVC window to front, radiator

**Bedroom 4**

10' 5" x 12' 8" (3.168m x 3.851m)  
uPVC window to front, radiator

**Bedroom 5**

11' 4" x 12' 6" (3.451m x 3.811m)  
uPVC window to rear, radiator

**Family Bathroom**

7' 8" x 8' 7" (2.346m x 2.607m)  
uPVC window to rear, Panelled bath, pedestal wash basin, close coupled w/c. Heated towel rail

**Outside**

The property is approached by a large gravelled driveway with gated access to the side of the property and double wooden gates to the side leading to a larger extensive driveway, providing extensive off road parking. There is a lawned area and patio, with large timber pergola, creating an excellent entertaining area. The rear garden is private and not overlooked, enclosed by tall wood panel fencing and timber screening panels to the rear. There are raised timber borders. There is also ample space for a shed or garage to be constructed and we understand planning for this has been agreed





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)







OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR  
101.7 sq.m. (1095 sq.ft.) approx.

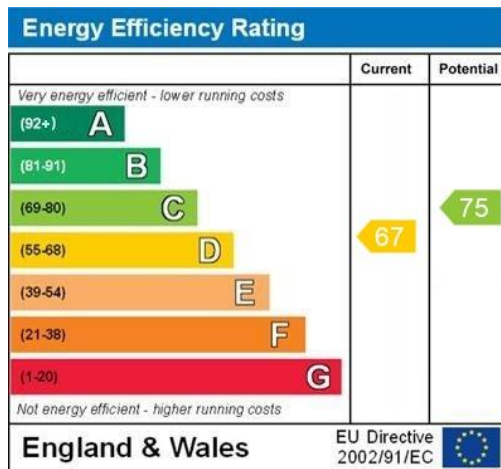
1ST FLOOR  
101.8 sq.m. (1095 sq.ft.) approx.



TOTAL FLOOR AREA: 203.5 sq.m. (2190 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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