

Buy. Sell. Rent. Let.



Stoneleigh Farm Drive, Maltby le Marsh



When it comes to
property it must be


lovelle



Offers in excess of £400,000



Lovelles are delighted to offer for sale this stunning newly built FOUR bed detached house, situated in a highly sought after private road location in Maltby Le Marsh appealing to both retirement buyers and families alike. Benefitting from the remainder of a 10 year LABC warranty. The property sits on a generous plot with open countryside views. VIEWING Is ESSENTIAL to see what this property has to OFFER!

Key Features

- DETACHED House
- Master Bedroom With En Suite and Dressing Room
- THREE Further Bedrooms
- Kitchen Diner
- Lounge
- Utility
- EPC rating B
- Tenure: Freehold





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The property comprises of Entrance Hall, Lounge, Sitting Room/ Study, Cloakroom, Kitchen/Diner, Utility, Master Bedroom with Dressing Room and En Suite , THREE Further Bedrooms and Family Bathroom. With Private Rear Garden, Double Garage and Driveway.

Entrance Hall

6.27m x 2.14m (20'7" x 7'0")

Accessed via a part glazed composite door with frosted glass windows to the side, with inset spotlights, smoke alarm, heating thermostat. With wood plank effect tiled floor and solid timber banister staircase leading to first floor.

Cloakroom

1.94m x 0.97m (6'5" x 3'2")

WC, pedestal wash hand basin, spotlights , extractor fan and wood plank effect tiled floor.

Lounge

6.27m x 3.42m (20'7" x 11'2")

With windows to all elevations and double opening 'French' doors leading out to the rear garden. A large feature chimney breast with inglenook fireplace and inset multi fuel burner with brick surround and tiled hear, room thermostat and wood plank- effect tiled floor, tv aerial and power points .

Sitting Room/ Study

4.18m x 3.41m (13'8" x 11'2")

Window to front elevation, room thermostat, power points and wood plank-effect tiled floor.

Kitchen Diner

4.66m x 5.76m (15'4" x 18'11")

A spacious Kitchen Diner fitted with a range of base a wall units with shaker style doors and deep pan draws, with rolltop laminated worktop, AEG four ring induction hob with extractor, Montpellier double electric oven, one and half bowl resin sink with drainer, integrated AEG dishwasher and built in fridge/ freezer. A central island with built in base units providing further storage. Double opening 'French' patio doors to side elevation and bi-fold door to the rear elevation overlooking the garden, power points, spotlights and door into;

Utility

1.95m x 2.33m (6'5" x 7'7")

Fitted with base and wall units with worktop over, one bowl stainless steel sink with drainer, plumbing and space for washing machine, power points, spotlights, extractor fan, plank- effect tiled floor and door leading into;

Double Garage

Electric roller door to front, power and lighting, electric consumer unit, loft hatch to roof space, logic gas fired central heating boiler housed here and door leading out to rear garden.

Landing

6.29m x 2.13m (20'7" x 7'0")

Gallery landing with window to front elevation, access to all rooms, radiator and carpeted floor.

Master Bedroom

4.68m x 3.47m (15'5" x 11'5")

Dual aspect window to side and rear elevations overlooking open fields, room thermostat, power points, tv aerial, carpeted flooring, radiator and opening into;

Dressing Room

1.64m x 1.62m (5'5" x 5'4")

Window to rear elevation, Double fitted wardrobes to both sides, radiator, carpeted flooring and power points.

En-Suite

2.27m x 2.15m (7'5" x 7'1")

Obscure window to side elevation, a three piece suite comprising of corner shower cubicle, vanity wash hand basin, low level WC, illuminated mirror, extractor fan, fully tiled walls, spotlights, heated towel rail and wood effect flooring.

Bedroom Two

3.93m x 2.81m (12'11" x 9'2")

Window to front elevation, built in wardrobes, power points, radiator, tv aerial and carpeted floor.

Bedroom Three

3.08m x 2.81m (10'1" x 9'2")

Window to rear elevation, double fitted wardrobes, power points, radiator, loft hatch and carpeted floor.

Bedroom Four

3.09m x 2.8m (10'1" x 9'2")

Window to front elevation, double fitted wardrobes, power points, radiator and carpeted floor.

Family Bathroom

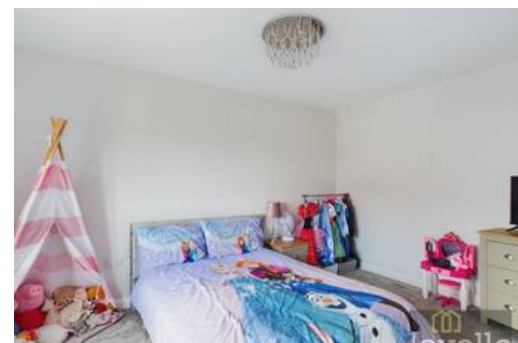
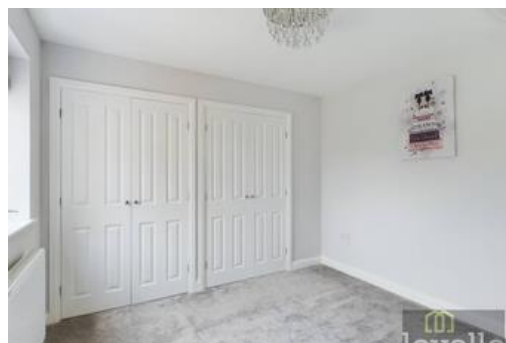
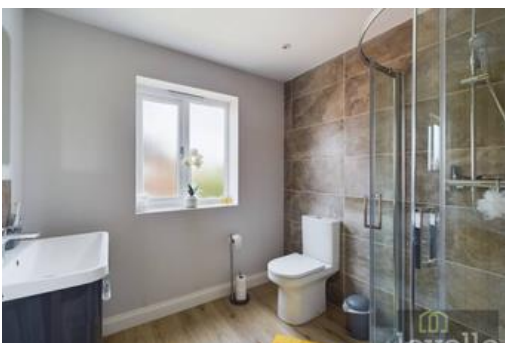
2.24m x 3.45m (7'4" x 11'4")

Obscure window to side elevation, a four piece suite comprising of corner shower cubicle, bath, vanity with low level WC and wash hand basin, illuminated mirror, fully tiled walls, extractor fan, heated towel rail, spotlights and wood effect flooring.

Rear Garden

To the rear you will find a spacious wrap around privately enclosed rear garden with fencing to all perimeters with superb open field views. The garden is predominantly laid to lawn with a patio seating area. There is lighting, outside power points, outside tap and a gate giving access to the front of the property..

Front





The front of the property is predominantly laid to lawn with a gravel boarder. There is a block paved driveway to the side allowing several vehicles to park with pathway leading to the front of the property and external lighting.

Location

Maltby le Marsh is a linear village which lies between the towns of Alford and Mablethorpe. The village boasts a well-managed and popular village hall shared with the parishes of Strubby and Beesby. Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre.

Services

The property has mains electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The Property is Placed In Tax Band E. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Directions

From our office on Victoria Road, proceed southwards turning Left at the T junction onto the High Street, follow this road out of town and continue towards Maltby Le Marsh. Follow the road take the second left onto Stoneleigh Farm Drive the property is the last one on the left hand side.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Energy performance certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.





Floor 0



Floor 1

Approximate total area⁽¹⁾

162.04 m²

Reduced headroom

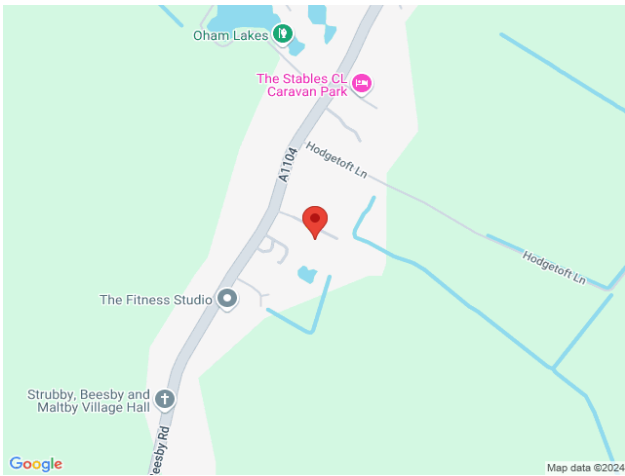
1.23 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



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