



Willsons

The Orchard, Maltby Road, Beesby, Alford

£225,000



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**Willsons**  
SINCE 1842

The Orchard, Maltby Road  
Beesby, Alford  
Lincolnshire, LN13 0JF

**"AGENT'S COMMENTS"**

*Situated on a generous plot this property offers a great deal of potential. Offering conservatory, garage, driveway and spacious gardens to the front and rear. Benefitting from partially uPVC double glazing, oil fired central heating, no onward chain and a semi-rural location whilst still being a short drive from the market town of Alford and the popular coastal town of Mablethorpe.*

**LOCATION**

*Beesby is a village situated approximately 5 miles south-west of the coastal town of Mablethorpe and 4 miles north of the market town of Alford. Both towns offer a wealth of amenities including doctors surgery and primary schools along with a variety of shops both independent and national as well as eateries and takeaways. Alford is also home to secondary schools including a Grammar School and has a thriving market with market days being on a Tuesday and Friday as well as holding periodic craft markets.*



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<https://www.willsons-property.co.uk>

### Front of Property

With iron double gates leading to rubber crumb driveway, area of lawn, shrubs and hedging, wooden side gate leading to the rear garden, concrete pathway to both sides of the property and front of the property, property boundaries of brick wall and fencing.

### Front Porch

With uPVC front door, additional uPVC door, window to the side of the property.

### Living Room

14'4" x 13'11" max (4.37m x 4.24m max)

With feature tiled fireplace with electric fire, windows to the front and side of the property and carpeted flooring.

### Kitchen

12' x 7'8" max (3.66m x 2.34m max)

With wall and base units, sink with mixer tap and drainer, extractor fan, window to the side of the property, vinyl and carpeted flooring.

### Bathroom

10'5" x 4'10" (3.18m x 1.47m)

With WC and vanity wash basin unit, mobility walk in bath with electric shower over, electric wall mounted heater, extractor fan, partially tiled walls and tiled flooring.

### Inner Hall

With cupboard housing the oil fired central heating boiler, storage cupboard with space and plumbing for washing machine, fuse box and carpeted flooring.

### Bedroom One

12'6" x 10'10" max (3.81m x 3.30m max)

With window to the front of the property and carpeted flooring.

### Bedroom Two

10'11" x 8'11" (3.33m x 2.72m)

With window to the side of the property and carpeted flooring.

### Conservatory

10'8" x 8'7" (3.25m x 2.62m)

With solid roof, full height windows to the rear and side, door leading to the rear garden and carpeted flooring.

### Garage

20' x 9'5" (6.10m x 2.87m)

With up and over door, light and power and personnel door to the side.

### Rear Garden

Set to lawn with borders of flowers, fruit trees and shrubs, concrete slabbed patio area, pond, raised vegetable bed, oil tank, three greenhouses, timber shed (9'10" x 9'9") and property boundaries of fencing.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity and water are connected to the property. Drainage is to a private system. There is an oil fired central heating system installed at the property.

### Local Authority

Council Tax Band 'C' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0350-2915-7280-2727-4951

### Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.

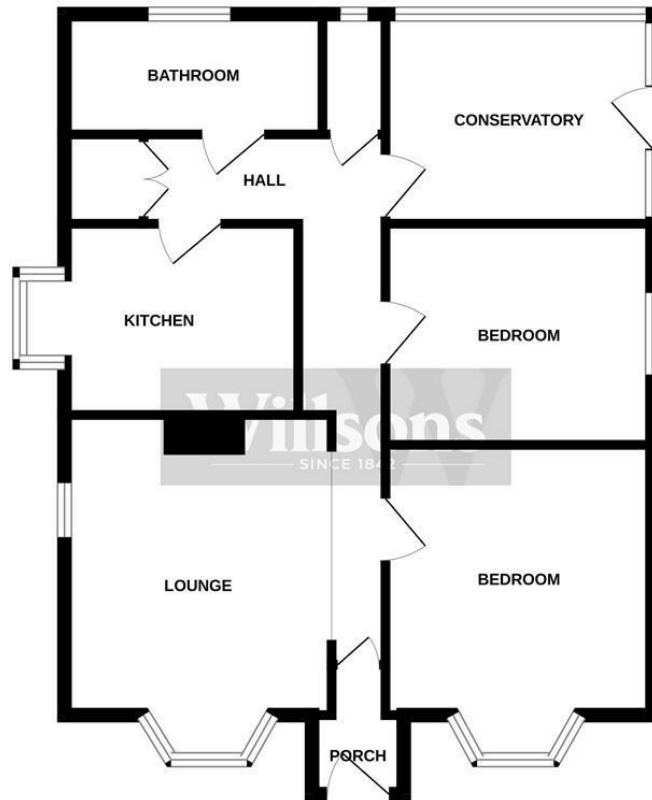
### Directions

Proceed north out of Alford for approximately 3 miles on the A1104 into Beesby whereupon the property can be found on the left hand side.

What3words: ///weaved.mandolin.national



GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) 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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### FLOORPLAN Not to scale – For identification purposes only

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**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

