



Blue Sky, Beesby Road, Maltby le Marsh

£425,000



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**Willsons**  
SINCE 1842

Blue Sky, Beesby Road  
Maltby-le-Marsh,  
Lincolnshire, LN13 0JH

### "AGENT'S COMMENTS"

*A stunning new-build house with AHCI 10-year warranty and exceptional turn-key finish. Featuring a contemporary open-concept design kitchen, boiler and appliances with full warranties, three large double bedrooms and high quality fixtures, fittings and flooring throughout, this property offers a generous garage and further multi-use room, ample parking and is available with no onward chain.*

### LOCATION

*Maltby-le-Marsh is a village in East Lincolnshire situated approx. 4 miles from the market town of Alford and 2 miles from the coastal town of Mablethorpe. Both of these towns offer a wealth of amenities including doctor's surgeries and primary schools, with Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops both of independent & national chains, as well as cafes, pubs, restaurants and takeaways along with weekly street markets. Mablethorpe offers uninterrupted sandy beaches and offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, sitting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy and butchers and various other small supermarkets.*



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### Front of Property

An attractive modern detached house with double-fronted bay windows, feature brickwork, contrasting stone window sills and a composite door. With dual kerb access via a tegular paved driveway to large double garage to the left and gravel parking to the right along with gated access to the rear garden, the property is complimented by a feature front wall and external lighting.

### Entrance Hall

10'6" x 8'5" (3.22m x 2.59m)

Large central entrance hall with direct access to WC and understairs cloakroom/storage, leading to stairs with oak banister, kitchen and living room.

### Ground Floor WC

3'9" x 4'7" (1.15m x 1.41m)

Vanity unit with WC, vinyl floor covering and full-height tiles.

### Understairs Cloakroom/Cupboard

4'9" x 4'6" max (1.45m x 1.395m max)

Understairs cupboard offering opportunity for a cloakroom or storage.

### Kitchen

30'1" max x 14'1" max (9.17m max x 4.31m max)

A light and spacious dual-aspect kitchen with bay window to the front and double doors leading directly to the patio and garden to the rear, creating an indoor/outdoor living space. Areas to either side of the central kitchen provide further possibilities for seating and dining, making this an extremely stylish and functional centre to the property. Contemporary open-concept design, with contrasting accent statement appliance wall featuring two integrated multi-function double ovens and two compact combination microwave ovens along with full-height fridge and separate freezer. All appliances are brand new and come with a full warranty.

With two-tone cabinetry, this minimalistic design features the Sheraton range of units in matte blue finish with handleless slab doors to the appliance wall and contrasting accent cream base units to the U-shaped island. The eye-catching stainless-steel ceiling-mounted island cooker hood and 5-ring gas hob provide a central feature and house an integrated dishwasher, fully lined draws and a larder unit with pull-out swing tray storage shelving. There is a further high-level breakfast bar to one side. Illuminated by downlighters throughout, the pale granite worktops contrast with the Amtico Form flooring in Eventide Oak creating a powerful modern aesthetic.

### Utility Room

5'2" x 6'3" (1.58 x 1.93)

Housing a new Ideal Boiler with 10-year warranty, space for under-counter washing machine and tumble dryer, stainless-steel sink with mixer tap and window overlooking the rear garden.

### Living Room

22'5" x 12'7" (6.84m x 3.84m)

Large dual-aspect room with wide bay window to front, window to the side and double doors onto rear patio and garden.

### Stairs to Landing

Carpeted stairs to landing with window to rear garden, storage cupboard and access to loft hatch

### Bedroom Specification

All bedrooms have radiators, brushed chrome fittings, aerial points and are carpeted in grey with Cloud 9 underlay below.

### Bedroom 1 with En-suite

19'4" x 12'7" max (5.9m x 3.84 max)

Dual aspect room with dormer window to front aspects and rear window overlooking the garden, high-level vaulted ceilings complimented by downlighters.

### En-suite

7'4" x 3'10" max (2.25m x 1.19m max)

With low-level shower enclosure, rainfall shower head from direct feed thermostatic shower, wash basin vanity unit with mixer tap and WC, chrome towel rail, window to the side of the property and complimented by full height tiles, vinyl floor covering and downlighters.

### Bedroom 2

17'9" x 13'1" (5.43m x 4.00m)

A spacious room at the rear of the property with windows to three sides offering views over the garden, vaulted ceilings and downlighters.

### Bedroom 3

13'7" x 12'1" (4.15m x 3.70m)

With high-level vaulted ceilings and a dormer window to the front of the property and downlighters.

### Family Bathroom

6'6" x 10'5" max (2m x 3.2m max)

With low-level shower tray and glazed enclosure, rainfall shower head and handset from direct feed thermostatic shower, wash basin vanity unit with mixer tap, two-tone WC and an "L" shaped bath with shower mixer tap and shower handset. High-level vaulted ceiling with roof light window, extractor fan and downlighters, benefits from full height tiles, stylish vinyl floor covering and a chrome towel rail.

### Double Garage

17'10" x 21'0" (5.44m x 6.41m)

A generously sized double garage with remote access up-and-over electric garage door with 10-year warranty, concrete floor, electric points and lighting.

### Garage Room

17'10" x 11'11" (5.45m x 3.64m)

A separate room to the rear of the garage which is accessed via a personnel door from the garden and offers a large space for alternative use, with access to the extensive boarded roof space running the full length and width of the garage building, electric points and lighting.

### Garden

Rear garden set to grass, patio and fully enclosed by fencing.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains gas, electricity, water and drainage are connected to the property.

### Local Authority

Council Tax is awaiting banding however, will be payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of B. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 9380-3752-8320-2727-8201.

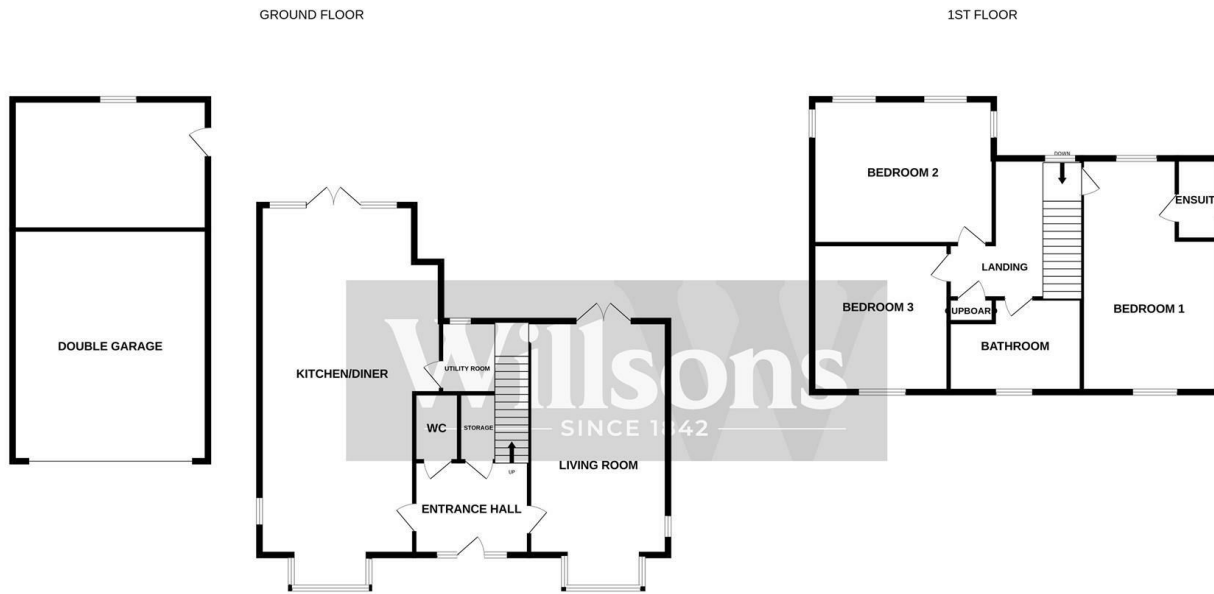
### Viewing

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

### Directions

Located on a quiet private cul-de-sac on the outskirts of the village of Maltby-le-Marsh. From the direction of Alford on the A1104 Beesby Road, the property can be found on the left hand side, immediately before the first set of double bends when entering the village. [What3Words//wishes.outlooks.stitching](http://What3Words//wishes.outlooks.stitching)





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.

