



# CHOICE PROPERTIES

*Estate Agents*

Mallard Ings Main Road,  
Saltfleet, LN11 7SF

Reduced To £310,000



Choice Properties are delighted to bring to the market an exciting opportunity to purchase this secluded three/four bedroom detached bungalow which sits within a large and privately enclosed plot of sizeable gardens additionally benefitting from a spacious driveway and open views to the front. Viewing is most highly recommended to appreciate the accommodation on offer.

Offering generously proportioned rooms throughout with a flexible layout, the accommodation comprises:-

### **Porch**

8'02" x 2'11"

Window to side, tiled flooring, door to:-

### **Reception Room**

11'2" x 13'2"

Multi-fuel fire set into wooden surround with wooden mantle, TV Ariel point, Spacious storage cupboard.

### **Kitchen**

17'0" x 10'0"

Fitted with a range of wall and base units with work tops over, one and a half bowl stainless steel sink unit with drainer and mixer tap, space for fridge/freezer, space for cooker, plumbing for washing machine, space for dishwasher, extractor hood, tiled walls.

### **Conservatory**

15'9" x 9'7"

Polycarbonate roof, triple aspect windows, tiled flooring, French double opening French patio doors opening into the garden.

### **Pantry**

5'11" x 5'6"

Providing ample storage, space for a tumble dryer.

### **Bedroom 1**

12'1" x 15'1"

Spacious double bedroom, dual aspect windows.

### **Bedroom 2**

6'11" x 11'5"

Double bedroom.

### **Bedroom 3**

7'0" x 11'5"

Double bedroom.

### **Dining room/Bedroom 4**

11'5" x 11'5"

Spacious double bedroom, space for dining table, doors opening into the conservatory.

### **Shower room**

5'11" x 7'04"

Fitted with a three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin with single taps, dual flush wc, tiled flooring, tiled walls, extractor fan, inset spot lights to the ceiling.

### **Workshop**

16'3" x 6'10"

Power and lighting, shelving, space for freestanding fridge/freezer.

### **Store Room**

7'1" x 6'10"

Double opening French patio doors, uPVC door to the rear.

## **Driveway**

Spacious gravelled driveway providing ample parking for numerous vehicles fronted by double timber gates.

## **Garden**

The property benefits from peaceful open views to the front and stands within extensive grounds which are mainly laid to lawn with a variety of fruit trees including apple, plum, pear and cherry trees, along with many other plants and shrubbery to the borders.

## **Tenure**

Freehold

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Inner Hallway**

26'0" x 3'4"

## **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](http://www.e-lindsey.gov.uk)

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

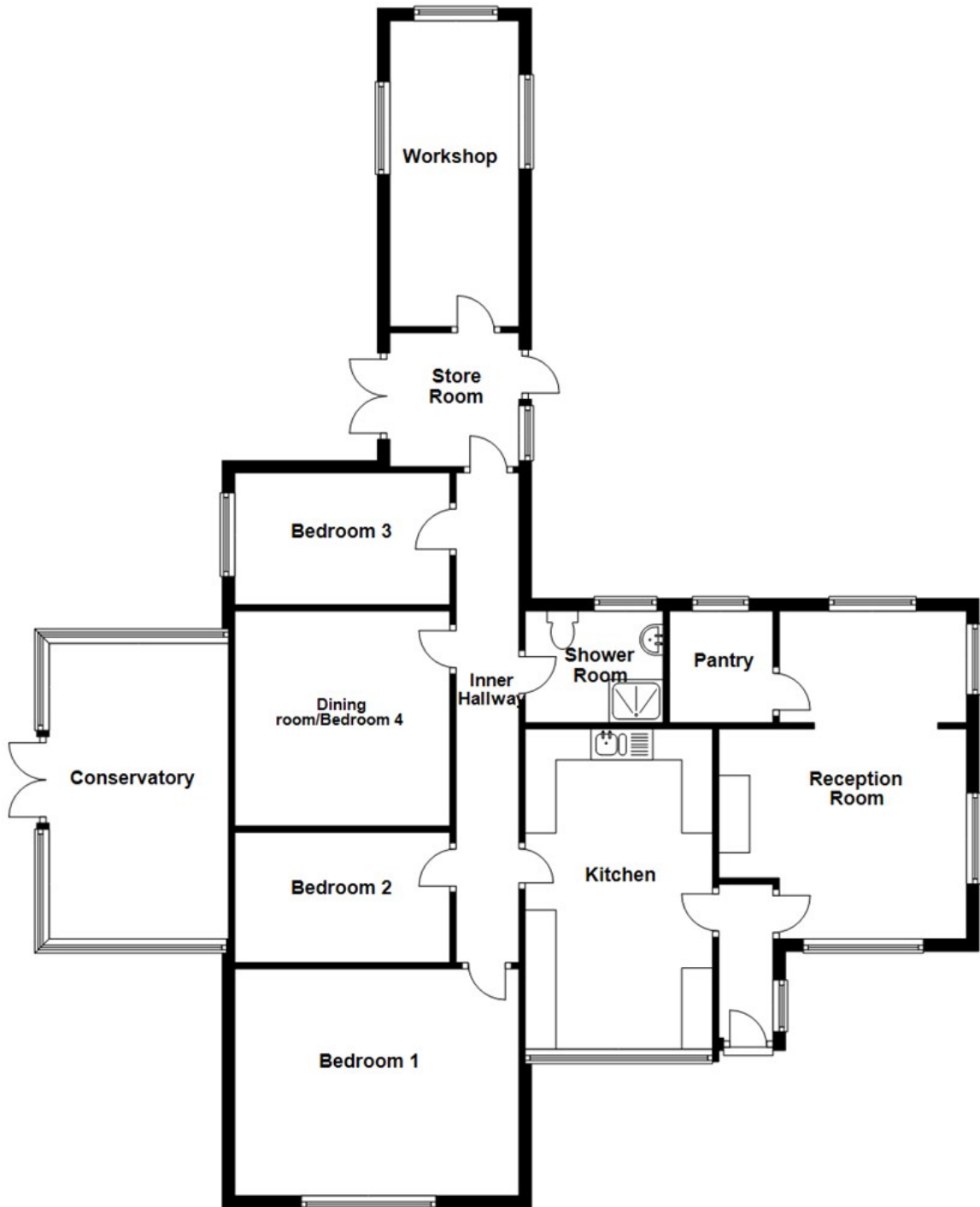
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.







**Ground Floor**



# Directions

From Mablethorpe head out of town towards Alford and then at the crossroads turn right onto the A1031. Continue along this road through Theddlethorpe, towards Saltfleet and you will find this property located on the corner to your left just before the bend.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

