



# CHOICE PROPERTIES

## *Estate Agents*

Gracecroft Main Road,  
Maltby Le Marsh, LN13 0JP

Reduced To £325,000



Located in the pleasant country village of Maltby le Marsh we offer for sale this spacious three bedroom detached house which requires some modernisation and is located on a large mature plot of over 2 Acres with a range of outbuildings.

The property is ideally located for both the coastal resorts of Mablethorpe and Sutton on Sea and the charming historic market town of Alford which sits at the foot of the beautiful rolling Lincolnshire Wolds. The property benefits from Oil Central Heating and UPVC Double Glazing. Internally the accommodation consists of:-

## **Side entrance door to:**

### **Entrance Hall**

5'10" x 7'0"

Sliding doors to the Sun Room. Door to:

### **Kitchen**

14'2" x 8'0"

Fitted wall and base units with work surfaces over. Integrated electric oven and hob. Integral washer, fridge & freezer. Sink unit and drainer with mixer taps. Part tiled walls. Extractor fan. Oil fired combination boiler which supplies the central heating and hot water. Cupboard housing the electric consumer unit. Cloaks cupboard with sliding doors. Radiator.

### **Lounge**

14'2" x 12'0"

Multi fuel burner set in feature stone surround. RTadiator. Wall and centre lighting. Sliding patio doors leading out to the side garden. Double opening doors leading through to:

### **Sun Room**

5'10" x 13'0"

Radiator.

### **Hallway**

5'8" x 12'6"

Door leading out to the side garden. Staircase to the first floor landing. Under stairs storage area.

### **Sitting Room/Bedroom 4**

9'1" x 12'6"

Wall and centre lighting. Radiator.

### **Wet Room**

5'8" x 7'6"

Shower area with electric shower, pedestal wash hand basin and w.c. Half tiled walls. Radiator. Extractor fan.

### **Landing**

9'8" x 2'8"

### **Bedroom 1**

11'10" x 12'6"

Radiator. Fitted cupboard.

### **Bedroom 2**

14'0" x 12'6"

Radiator.

### **Bedroom 3**

14'0" x 7'5"

Radiator. Access to the loft area.

### **Driveway**

Spacious driveway with galvanised field gate giving access to the garage/workshop and rear grounds.

## **Barn**

19' x 11'3"

Brick built barn/store to the rear of the property.

## **Outside W.C.**

With W.C.

## **Garage/Workshop**

43' x 15'

Spacious garage /workshop converted from a former Nissen hut with block built front extension and double opening timber doors.

## **Gardens**

To the front/side of the property is a pleasant lawned garden with a variety of trees and plants fronted by a timber fence.

## **Grounds**

To the rear of the property are large grounds extending to over 2 acres bordered by trees and bushes. Outbuildings and stores plus a static caravan used for storage.

## **Tenure**

### **Council Tax**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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 B

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties Sutton on 01507 433777.

### **Opening Hours**

9am - 5pm Monday to Friday  
9am - 3pm Saturday

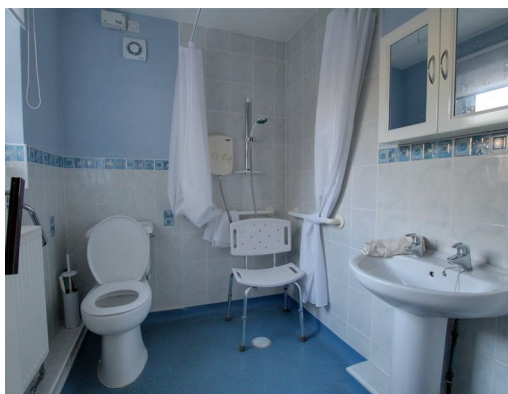
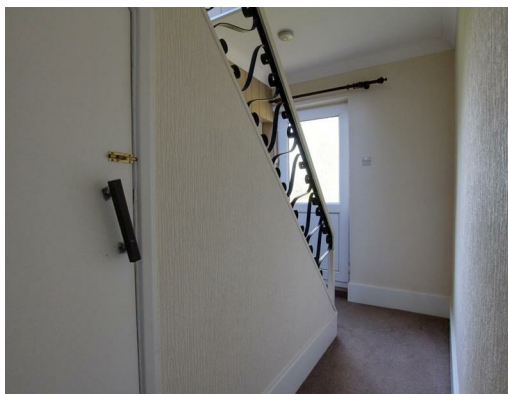
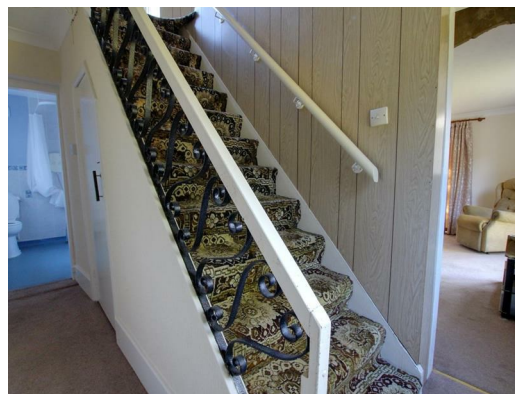
### **Making an offer**

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.

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.





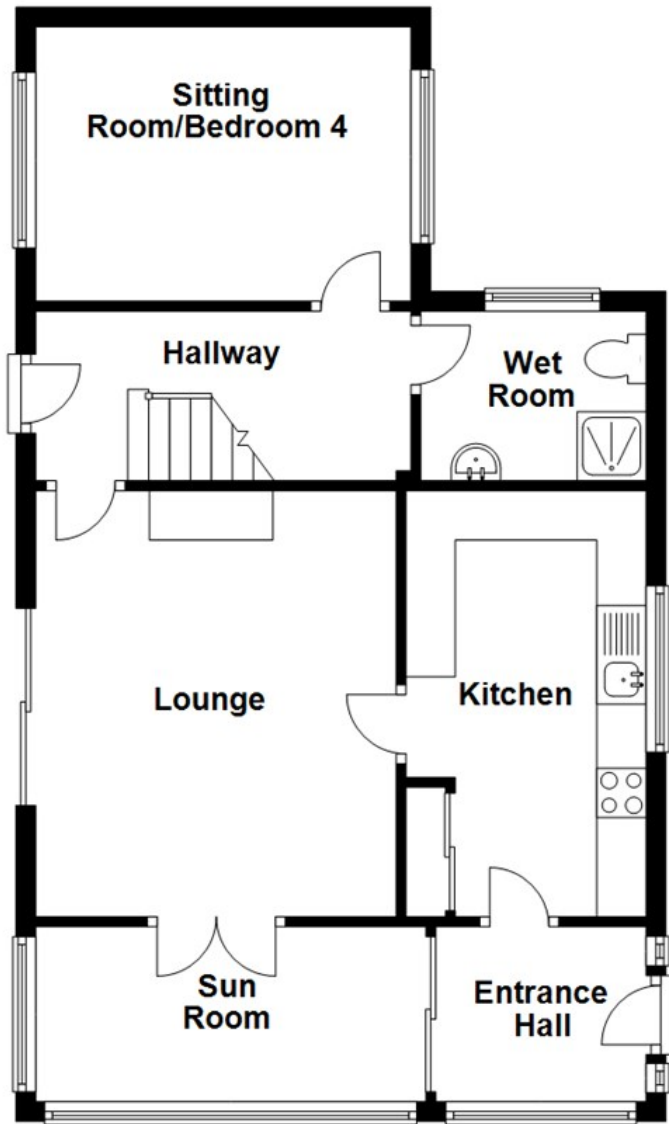




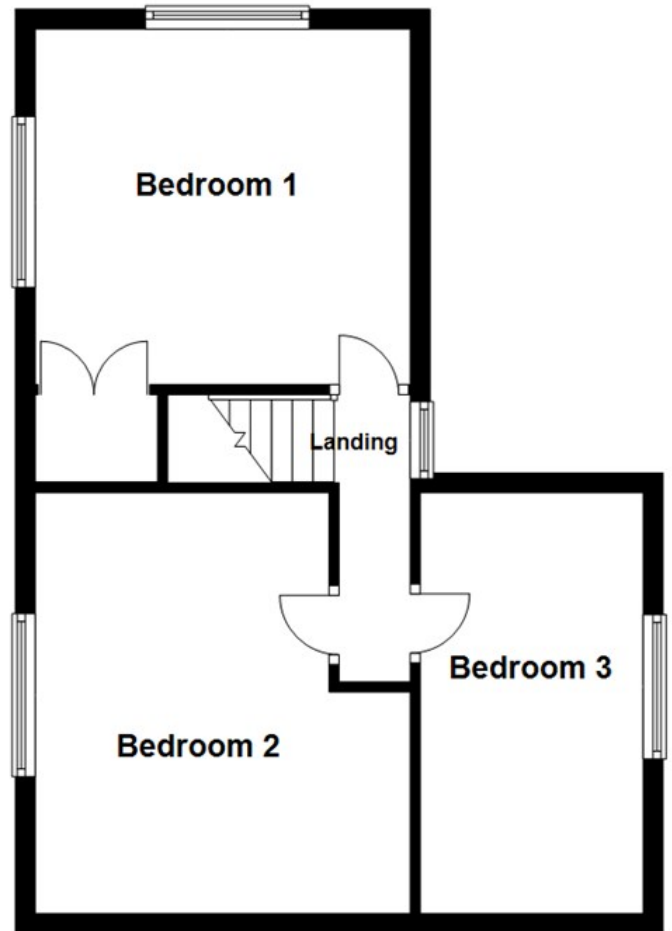




**Ground Floor**



**First Floor**



# Directions

From Alford continue along the A1104 in the direction of Mablethorpe, continue along this road all the way into the village of Maltby le Marsh, after passing the junction with Strubby Road (direction Louth) round the bend you will be on Main Street and Gracecroft can be found on your left hand side shortly before Oham Lakes.

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

