



# CHOICE PROPERTIES

*Estate Agents*

The Maples Sutton Road,  
Bilsby, LN13 9PX

Reduced To £495,000



**\*\*REDUCED FROM £650,000 TO £495,000\*\*** Choice Properties are excited to present to you this exclusive, bespoke and most beautiful detached new build house. With a good sized garden this incredible home enjoys stunning views and the most spectacular sunsets over open countryside to the rear. Being built of high specifications with quality internal fittings this residence is everything and more. Buyers will be wowed by its amazing Open Plan Living space, the 2 further reception rooms, the magnificent hall with galleried landing and 4 large bedrooms, one of which is en-suite. Call us now to book your tour of this gem of a home, you will be highly delighted.

Situated in the sought after village of Bilsby at the foot of the Lincolnshire Wolds an area of outstanding natural beauty and only a short drive to the coast this attractive new build residence features UPVC Double Glazing and Oil Fired Central Heating. The most spacious well laid out internal accommodation consists of :-

### **External Covered Entrance Porch**

With attractive canopy.

### **Entrance Porch**

11'14 x 4'06

With front door. Cupboard housing boiler and consumer unit. Radiator. Power Points. Telephone Point. Opening into :

### **Grand Hallway**

16'01 x 12'08

Magnificent hall with stairs leading to spacious galleried landing. Radiator. Power Points. Spot Lighting.

### **Open Plan Kitchen/ Dining/Living Room**

25'04 x 17'04 (maximum measurements)

Fitted with a high specification kitchen and centre island, consisting of navy and grey wall and base units with work surface over. Integrated full standing fridge/freezer and integrated dishwasher. Double opening doors leading out on to the large sunny patio. Radiator. Power Points. TV Aerial Point. Spot Lighting as well as under counter lighting. Door leading into :

### **Utility Room**

12'04 x 5'09 (maximum measurements)

Base units with work surface over. 1.5 stainless steel sink unit with drainer and taps. Space for washing machine. Storage cupboard. Radiator. Power Points. Door leading to side of property. Door leading to :

### **Shower Room**

12'04 x 4'11

Fitted with large walk in shower, wash hand basin and WC. Radiator. Partly tiled.

### **Living Room**

18'5 x 12

Radiators. Power Points. TV Aerial Point. Double doors leading on to the rear patio.

### **Snug/Office**

12 x 9'11

Radiator. Power Points.

### **Galleried Landing**

12'11 x 12'02

Radiator. Power Points.

### **Bedroom 1**

25'01 x 12'08 (maximum measurements)

Radiator. Power Points. TV Aerial Point. Spot Lighting. Door into :

### **En-Suite**

12'08 x 4'03

Fitted with large walk in shower, wash hand basin set in vanity unit and WC. Radiator. Partly tiled.

### **Bedroom 2**

14'03 x 12'06

Radiator. Power Points.

### **Bedroom 3**

14'02 x 12'05

Radiator. Power Points.

### **Bedroom 4**

12'08 x 11'02

Radiator. Power Points.

### **Bathroom**

12'01 x 7'07

Four piece bathroom suite consisting of large walk in shower, bath, wash hand basin set in vanity unit and WC. Radiator.

### **Driveway**

Providing space for many vehicles

### **Garden**

This gorgeous home stands in good sized gardens laid to lawn with natural hedgerow boundaries. Featuring a superb sunny patio, this garden is the perfect place to soak up the sunshine and marvel with a glass of wine in hand at the jaw dropping sunsets.

### **Garage**

Up & Over door. Personal access door.

### **Additional Information**

To view full plans relating to this incredible home please log on to East Lindsey District Council Planning Permission and search reference N/016/00370/21 Plot 2, Two Ways, Sutton Road, Bilsby LN13 9PX

### **Council Tax Band**

To be confirmed

### **Tenure**

Freehold

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

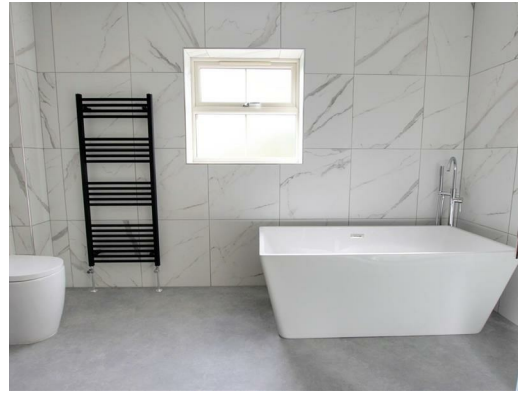
### **Making An Offer**

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.

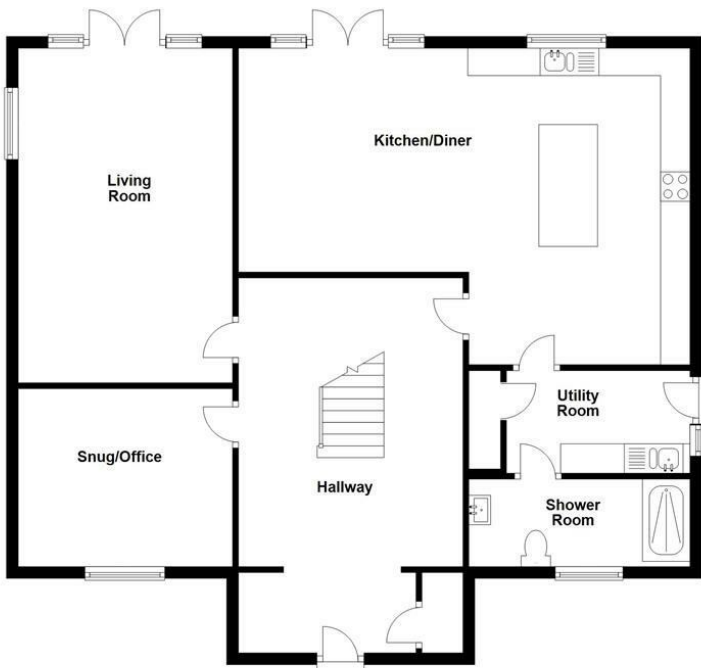
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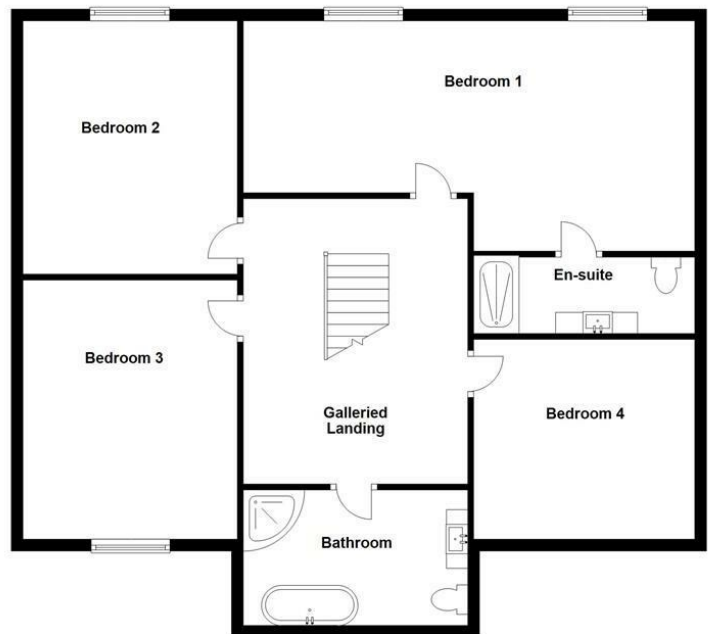




**Ground Floor**



**First Floor**



# Directions

Take a left out of our Office and head towards the junction with the Church ahead, take a right hand turn here and continue along East Street until you see the right hand turn sign posted to Sutton on Sea, turn right her and head through the village of Bilsby, you will see the Spar Shop and Garage on your right and just a little bit beyond (just after the right hand turn to Thurlby/Mumby) you will see The Maples on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(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			
(55-60) 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	

