



# CHOICE PROPERTIES

*Estate Agents*

The Cedars Main Road,  
Maltby Le Marsh, LN13 0JP

Reduced To £385,000



**\*\*NO UPPER CHAIN\*\*** Located in the pleasant country village of Maltby le Marsh we offer for sale this most spacious, beautiful home with 3 bedrooms together with a further ground floor bedroom with en-suite wet room (annexe) which is adapted for wheelchair use. With Double Garage and parking for many vehicles this stunning home stands in immaculate gardens and enjoys open views over farmland to the rear. We highly recommend viewing this lovely home.

This fabulous home 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 Gas Central Heating and UPVC Double Glazing and the most spacious well laid out internal accommodation consists of:-

### **Entrance Hall**

9'8" x 9'4"

Staircase to 1st floor landing. Understairs storage cupboard. Oak flooring. Radiator. Power points. Smoke alarm.

### **Lounge**

19'1" x 13'1"

Feature fireplace housing 'Valor' multi fuel stove. Oak flooring. Radiators. Power points. T.V. aerial point. Telephone point. Opening leading through to Dining/Sitting Room.

### **Dining Room/Sitting Room**

9'7" x 9'9"

Wood flooring. Radiator. Power points. Opening to Kitchen. Door leading to:-

### **Conservatory**

9'09" x 9'02"

Double opening 'French' doors leading on to the rear garden.

### **Kitchen/Diner**

19'1" x 13'0"

Cream coloured fitted wall and base units with work surfaces over. Eye level electric oven and 5 ring gas hob with extractor hood over. 1.5 bowl ceramic sink unit and drainer with mixer taps. Power points. Part tiled walls. Radiator. Laminate flooring.

### **Utility Room**

7'6" x 6'7"

Fitted wall and base units with work surfaces over. One and half bowl sink unit and drainer with mixer taps. Plumbing for automatic washing machine. Power points. Part tiled walls. Extractor fan. Access to loft area. Door leading to outside.

### **WC**

With push button flush W.C. and corner wash hand basin. Worcester Combination boiler. Radiator.

### **Ground Floor Bedroom 4**

12'0" x 7'10"

Radiator. Power points. Door leading to outside. Adapted for wheelchair use.

### **En-Suite with Wetroom**

With low level flush w.c. Wash hand basin. Shower. Extractor fan. Underfloor heating. Adapted for wheelchair use.

### **Landing**

Galleried landing. Radiator. Access to loft area. Smoke alarm. Airing cupboard with radiator.

### **Bedroom 1**

13'4" x 12'7"

Radiator. Power points. Telephone point. Double opening doors to :-

### **En-Suite Shower Room**

With large shower enclosure with mains mixer shower, hand basin set in vanity unit with push button W.C. Part tiled walls. Extractor fan. Radiator. Walk in wardrobe.

### **Bedroom 2**

9'6" x 13'0"

Radiator. Power points.

### **Bedroom 3**

9'10" x 13'0"

Radiator. Power points. Telephone point. Built in wardrobe.

### **Bathroom**

With three piece bathroom suite which consists of panelled bath with thermostatic shower over and glass shower screen. Wash and basin and W.C. set in integrated vanity unit with storage. Stainless steel radiator and heated towel rail. Electric shaver point. Extractor fan. Part tiled walls. Laminate flooring.

### **Driveway**

Large gravelled driveway with turning area and ample space for parking many vehicles.

### **Double Garage**

19'10 x 19'7"

With two sets of double opening timber doors. Power and lighting. Window to side. Side access door.

### **Outside**

To the front of the property are attractive landscaped gardens with lawned area edged with well established colourful shrub and plant borders. To the side is gated access to the privately enclosed rear garden which consists of well maintained lawned gardens with rural views over open countryside. Outside water taps to the front and rear. Outside lighting.

### **Tenure**

Freehold

### **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 D Amount payable for 2021/22 is £1,809.75

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel: 01507 462277

### **Making an Offer**

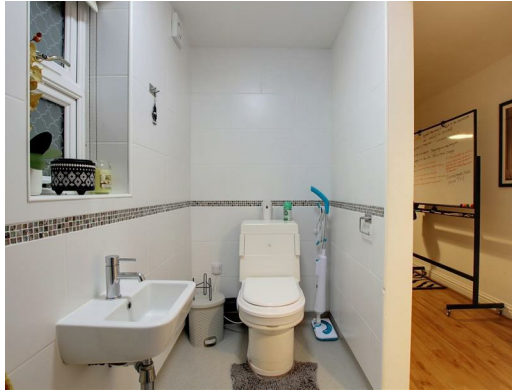
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.



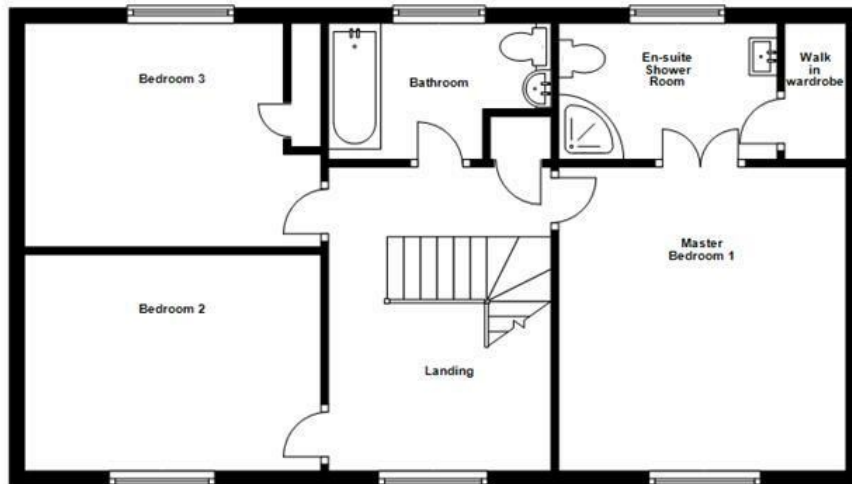




Ground Floor



First Floor



# Directions

Take a left out of our Office and head north towards the junction with the Church, take a right here and continue along the A1104 in the direction of Mablethorpe, continue along this road all the way into the village of Maltby le Marsh, follow Beesby Road passing the Village Hall on your left-hand side, The Cedars can then be found on your right a little way along.

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	75	83
	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	

