



CHOICE PROPERTIES

Estate Agents

Melbury Beesby Road,
Markby, LN13 9QH

Price £650,000



Choice Properties are delighted to bring to the market this luxurious and newly renovated five bed detached house with beautiful views . This spacious house on the Lincolnshire coastline boasts a large stylish lounge with vaulted ceiling, exposed wooden beams and wood fire along with a further two reception rooms, one family bathroom, a large shower room and an en-suite with a further W.C.

One of the many highlights of this property is the large well-tended gardens, there is a pergola with hot tub and fantastic summer house which lends itself to many different uses. With a driveway capable of accommodating numerous vehicles, parking will never be an issue for you or your guests and early viewing is highly recommended.

The generously proportioned accommodation comprises:

Entrance Hall

4'4" x 7'2"

Hallway

9'11" x 7'2"

American Oak staircase. Hive thermostat

Kitchen

17'4" x 10'10"

Fully fitted kitchen with wall and base units and work surfaces over. Ceramic sink with drainer and mixer tap. Electric 'Cook Master' oven with extractor over, built in dishwasher. Feature under cabinet lighting, built in wine rack and part tiled walls.

Dining Room

17'4" x 10'10"

Space for a large dining table, feature archway and sliding doors leading to the patio.

Sitting Room

12'10" x 13'0"

Electric fireplace in feature timber surround with glazed panels creating an abundantly light and bright room.

Reception Room

20'6" x 15'6"

Multi fuel burner set in inglenook, attractive feature beams, sliding doors to the patio.

Master Bedroom

14'7" x 15'5"

Expansive double bedroom.

Shower Room

Stylish shower room with gold themed fixings, tiled walls and floor, luxurious shower, large basin with mixer tap and dual flush w.c

Utility Room

17'4" x 13'10"

Wall and base units and work surfaces over, Ceramic sink with mixer tap. Enviromax Oil fired boiler, plumbing and space for a washing machine, space for a fridge freezer.

Bedroom 2

11'3" x 11'6"

Double bedroom.

En-suite Shower Room

11'3" x 2'9"

Beautiful shower room, mains fed shower with screen, attractive tiled walls and floor, wash basin with mixer tap and storage beneath, w.c, heated towel rail.

Landing

17'6" x 6'7"

Bedroom 3

13'1" x 14'2"

Double bedroom.

Bedroom 4

9'10" x 11'0"

Doubled bedroom.

Bedroom 5

8'8" x 10'8"

Double bedroom with built in wardrobe and cupboards.

Bathroom

5'4" x 10'11"

Three piece suite comprising free standing bath, dual flush w.c, wash basin , part tiled walls and immersion heater in cupboard.

WC

5'4" x 2'9"

Dual flush W.C.

Driveway

Large driveway providing ample parking for numerous vehicles.

Garden

The property is fronted by a well tended lawned garden with feature planting. To the rear of the property you will find a fabulous and sizeable lawned garden which offers a patio area, large pergola with hot tub and seating area and a summer house which would be an ideal games room, work from home space or home bar. Established hedging, trees and shrubs adorn this fantastic garden.

Additional information

The property also includes 16 solar panels which are owned outright.

Tenure

Freehold.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 462277.

Opening hours

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

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

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

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

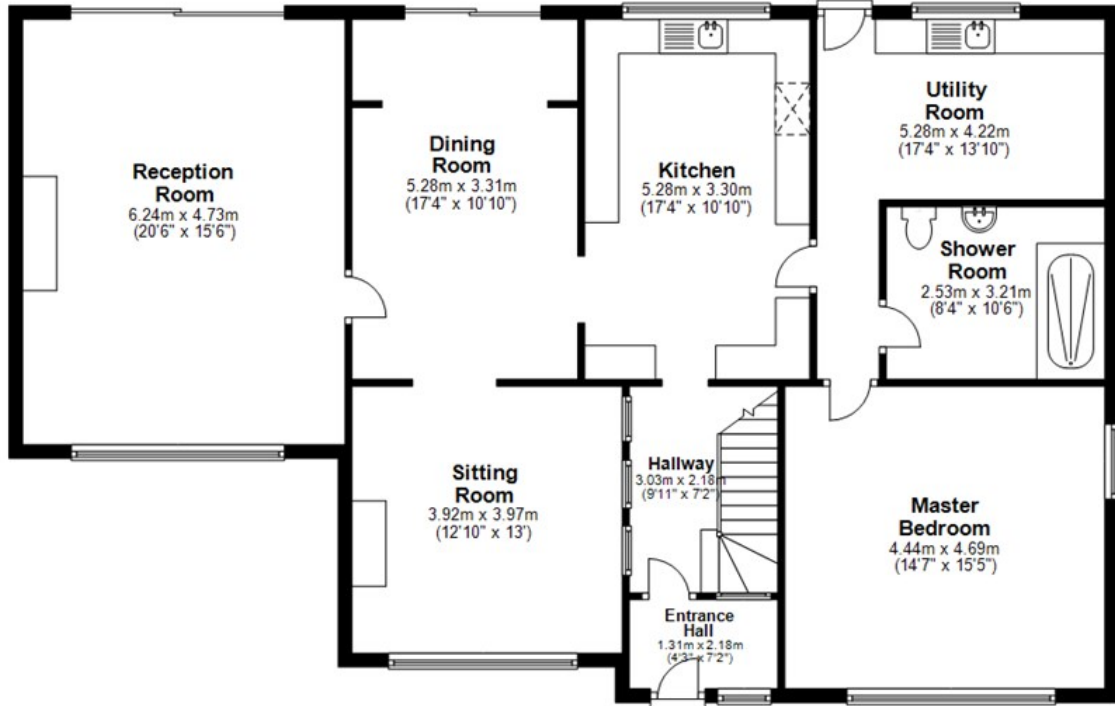
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



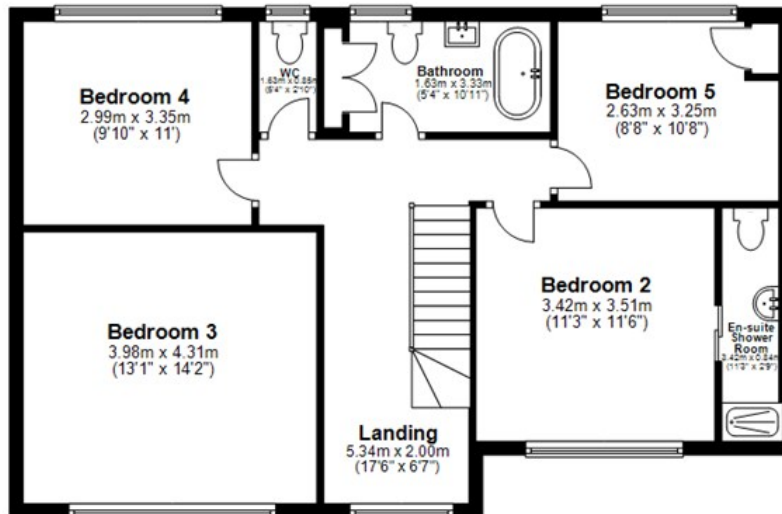




Ground Floor



First Floor



Directions

Use postcode LN13 9QH to find this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			61
(55-68) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

