



# CHOICE PROPERTIES

*Estate Agents*

The Retreat Main Road,  
Aby, LN13 0DO **Reduced To £485,000**



Choice Properties are proud to present this charming detached house in the picturesque village of Aby. This property boasts new UPVC triple glazed windows, ultra-fast broadband and a modern interior throughout. One of the standout features of this lovely house is its large garden, perfect for those who enjoy spending time outdoors or have green fingers. Imagine hosting summer barbecues, gardening, or simply relaxing in your own private outdoor oasis.

Situated in a rural location, this property offers tranquillity and a peaceful lifestyle away from the hustle and bustle of the city. The serene surroundings provide a perfect retreat for those looking to escape the noise and stress of urban living.

Don't miss the opportunity to make this delightful house your home. Whether you're looking for a peaceful retreat or a place to create beautiful memories with your loved ones, this idyllic detached property could be the perfect choice for you.

Set in grounds of approximately 0.75 acres, with the additional benefit of oil central heating with a new 'Worcester' boiler, no water meter, Ultra-fast Broadband, and brand new UVPC triple glazing throughout, the modern and most spacious living accommodation comprises:-

### **Entrance Hall**

4'1 x 6'6

with wooden entrance door. UVPC window to front aspect. Tiled floor. Door to:-

### **Reception Room**

13'8 x 17'11

Large reception room with part hardwood and part carpeted floors. UVPC bow window to front aspect. UVPC window to side aspect. Multifuel stove set in traditional fireplace. Beamed ceiling. Staircase to first floor landing. Under stair storage. Radiator. Power points. Tv aerial point. Cottage style hardwood door to:-

### **Hallway**

10'5 x 5'9

Radiator. Power point. Spot lighting. UVPC window to side aspect.

### **Living Room**

14'10 x 14'10

Traditional brick built feature fireplace with multifuel stove. Karndean flooring. Storage cupboard. Tv aerial point. UVPC sliding doors to garden. Underfloor heating.

### **Kitchen**

16'0 x 14'6

Fitted with wall and base units with wooden worksurface over. Space for range style cooker with extractor over. Four door oven. Space for dishwasher. 1 1/2 bowl ceramic sink with mixer tap and drainer. Part tiled walls. Vinyl flooring. Consumer unit. Space for fridge freezer. Large walk in pantry. UVPC window to rear aspect. UVPC sliding door to garden. Underfloor heating.

### **Utility**

6'2 x 7'7

Base units with work surface over. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Glass UVPC door to garden. Plumbing for washing machine. Space for dryer. Vinyl flooring. Spot lighting. UVPC window to side aspect. Underfloor heating. Door to:-

### **Shower Room**

3'8 x 7'6

Fitted with fully tiled walk in shower and push flush w.c. Vinyl flooring. Storage room with bi-fold doors. Spot lighting. Fitted vanity unit. Underfloor heating. UVPC window to side aspect.

### **Bedroom 2**

10'6 x 11'9

UVPC window to side aspect. Radiator. Power points. Telephone point.

### **Landing**

5'11 x 6'3

Wooden doors to all first floor rooms. UVPC window to side aspect. Storage cupboard with fitted shelving. Spot lighting.

### **Bedroom 1**

12'5 x 17'11

UVPC to front and side aspect. Over stair storage cupboard with fitted shelving. Power points. Radiator.

### **Bedroom 3**

11'9 x 8'3

UVPC window to rear and side aspect. Access to the loft which is insulated, boarded and has lighting. Power points. Radiator.

## **Bathroom**

5'4 x 9'10

Fitted with a three piece suite comprising bath with shower over, push flush w.c., and wall mounted wash hand basin over vanity unit with mixer tap. Fully tiled walls to two aspects. Heated towel rail. Spot lighting.

## **Garage**

To the side of the property is a brick built single garage with power and lighting and roller garage door. To the rear of the garage is a lockable garden store area with power.

## **Gardens**

To the front of the property is a well proportioned laid to lawn garden adjacent to the driveway, with hedgerows to the perimeter and a plum tree. To the side of the property is a block paved patio area with a pergola. To the rear of the property is an extensive garden stretching over 100m back with a variety of fruit trees, outbuildings which are scattered throughout the garden, some with power, and a feature gravelled footpath running along the side. There are also extensive views from the gardens overlooking the nearby fields. To the exterior of the property is also where the new 'Worcester' (one year old) oil boiler and the septic tank with integrated sewage treatment can be located.

## **Driveway**

To the front of the property is a large gravelled driveway with space for several vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

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 D.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.











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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1417.71 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From The Railway Tavern, Aby head north-east along main road for 500m. The retreat can be found on your right hand side, set back away from the roadside.

