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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Sapphire House Main Road
Maltby Le Marsh
LN13 0JP

Offers in the Region Of £450,000

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Property Description

***NO CHAIN AND MOTIVATED SELLER!* REDUCED BY £25,000!** Step into a truly stunning five-bedroom detached home, perfectly positioned in the charming village of Maltby le Marsh, just a short drive from Alford and the ever-popular seaside town of Mablethorpe. Set within an impressive, private mature plot, this exceptional property has been thoughtfully upgraded by the current owner to a high, contemporary standard—offering generous, flexible living space ideal for modern family life. Inside, the home immediately impresses with a welcoming entrance hallway leading to multiple stylish reception areas, including a spacious lounge, elegant sitting room, and formal dining room. At the heart of the home is a breathtaking modern breakfast kitchen, complete with two sets of bi-folding doors that flood the space with natural light and seamlessly connect indoor and outdoor living. A utility room, cloakroom, and porch add further practicality. Upstairs, you'll find five beautifully proportioned bedrooms, including a luxurious principal suite featuring its own en suite and dressing area. A sleek family bathroom serves the remaining bedrooms, completing the thoughtfully designed layout. Outside, the property continues to shine. A large gravel driveway provides ample parking, while secure double gates lead to an expansive rear garden—mainly

laid to lawn with a patio and an impressive pergola, perfect for entertaining. There is also exciting potential to add a double garage, with planning permission already in place. This is a standout home offering space, style, and versatility—early viewing is highly recommended to fully appreciate everything it has to offer.

Entrance Porch

uPVC door to front opens into porch. uPVC window to side, further door leads into hallway

Reception hall

10' 4" x 10' 9" (3.144m x 3.266m)

Stairs to first floor landing. Porcelain tiled floor. Doors off lead into lounge, sitting room and dining rooms

Lounge

22' 5" x 12' 7" (6.845m x 3.833m)

uPVC window to front. uPVC double doors to rear lead to outside. uPVC window to side. Superb contemporary modern fireplace with acoustic panel to wall

Sitting Room

10' 4" x 13' 2" (3.139m x 4.011m)

uPVC window to front. Radiator in cover, tiled floor.

Study

11' 4" x 16' 6" (3.459m x 5.039m)

uPVC double doors to rear leading to rear garden. Porcelain tiled floor. Doors lead off to cloakroom, utility room and kitchen

Cloakroom

7' 6" x 2' 10" (2.284m x 0.86m)

pedestal wash basin, close coupled w/c

Utility

7' 5" x 7' 9" (2.26m x 2.366m)

uPVC door to side leading to garden.

Kitchen breakfast room

17' 9" x 14' 3" (5.408m x 4.345m)

Stunning open plan fitted kitchen breakfast room. Having two uPVC windows to side. Bi fold doors to rear and side leading to garden. Comprehensive range of fitted units and central island with granite work tops. Incorporating induction hob, double oven, large sink unit with mixer tap, integral dishwasher and space for an American style fridge freezer. Inset spotlights to ceiling, vertical column radiator. Porcelain tiled flooring

First Floor Landing

uPVC window to front. Built in storage cupboard

Bedroom 1

11' 8" x 14' 4" (3.558m x 4.362m)

uPVC window to side, radiator. Door to rear leads into dressing room and en suite

En suite/ dressing room

5' 5" x 14' 3" (1.650m x 4.351m)

uPVC window to rear.

Bedroom 2

11' 5" x 11' 3" (3.479m x 3.438m)

upVC window to side, radiator

Bedroom 3

13' 3" x 10' 4" (4.038m x 3.144m)

uPVC window to front, radiator

Bedroom 4

10' 5" x 12' 8" (3.168m x 3.851m)

uPVC window to front, radiator

Bedroom 5

11' 4" x 12' 6" (3.451m x 3.811m)

uPVC window to rear, radiator

Family Bathroom

7' 8" x 8' 7" (2.346m x 2.607m)

uPVC window to rear, Panelled bath, pedestal wash basin, close coupled w/c. Heated towel rail

Outside

The property is approached by a large gravelled driveway with gated access to the side of the property and double wooden gates to the side leading to a larger extensive driveway, providing extensive off road parking. There is a lawned area and patio, with large timber pergola, creating an excellent entertaining area. The rear garden is private and not overlooked, enclosed by tall wood panel fencing and timber screening panels to the rear. There are raised timber borders. There is also ample space for a shed or garage to be constructed and we understand planning for this has been agreed

room



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings



Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
101.7 sq.m. (1095 sq.ft.) approx.

1ST FLOOR
101.8 sq.m. (1095 sq.ft.) approx.



TOTAL FLOOR AREA: 203.5 sq.m. (2190 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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