



CHOICE PROPERTIES

Estate Agents

The Maples Sutton Road,
Bilsby, LN13 9PX

Asking Price £450,000



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

Please note that the photographs showing furniture in rooms has ben AI generated.

Council Tax Band

To be confirmed

Tenure

Freehold

Viewing Arrangements

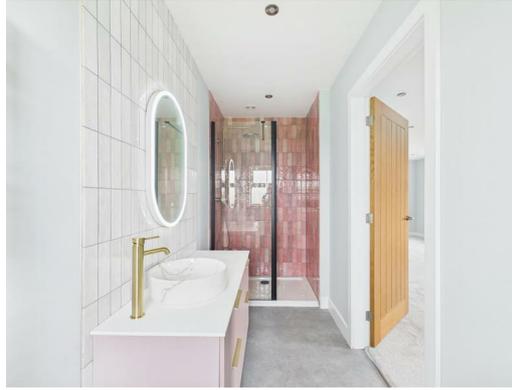
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

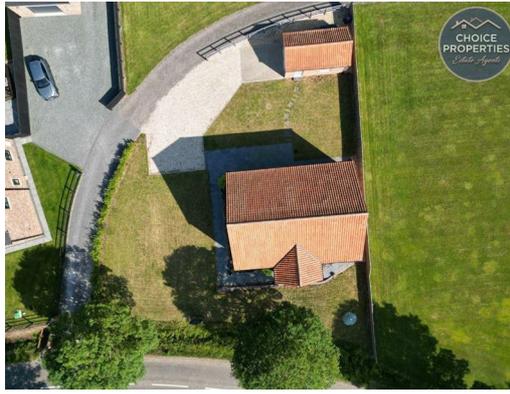
Making An Offer

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.

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.









Floor 0



Floor 1



Approximate total area⁽¹⁾

2197 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

