CHOICE PROPERTIES

Estate Agents

Holme Farm Bungalow Main Road, Maltby Le Marsh, LN13 0JP

Offers In The Region Of £350,000



Choice Properties are delighted to bring to market this impressive four bedroom detached bungalow situated in a sought after village. The property benefits from new refurbishments to the kitchen, bathroom and utility and a offers generously proportioned accommodation throughout. To the exterior, the property boasts a spacious quadruple garage (currently used a triple garage and workshop area) which lends itself to multiple uses, subject to the necessary consents, and could make an ideal annex perfect for multigenerational living, it could also be perfectly suited to convert to additional, independent accommodation for those looking to generate an income stream, or perhaps a work from home space or gymnasium, the possibilities are endless. With beautifully presented gardens, and a driveway for multiple vehicles viewing is certainly recommended.

With the additional benefit of modern refurbishments, gas central heating, and uPVC double glazing throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

Entrance Hall
9'3 x 7'0
Large entrance hall with a uPVC entrance door. Built in storage cupboard with fitted shelving which houses the consumer unit. Radiator. Power points. Door to cloakroom. Double opening doors to:-

Cloakroom
3'10 x 6'4
Fitted with a corner pedestal wash hand basin and a back to wall wc. Part tiled walls. Tiled flooring. Heated towel rail. uPVC window to front aspect. Extractor.

Dining Room
13'9 x 13'2
Spacious dining area. Radiator. Power points. Tv aerial point. Telephone point. Thermostat. Window to utility, Door to kitchen. Door to hallway. Wall lighting. Sun pipe. Double opening doors to:-

Living Room
16'1 x 21'8
With large bay uPVC window to front aspect. French uPVC door leading to garden. Gas fireplace set in chimney breast. Wall lighting. Radiator. Power points. Tv aerial point. Wall lights.

Kitchen
11'10 x 15'4
Modern kitchen which is newly fitted with wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for range cooker with extractor hood over. Spot lighting. Part tiled walls. Fully tiled flooring. Dual aspect uPVC window. Space for dish washer. Space for freestanding freezer. Power points. Radiator. Door to utility. Tv aerial point.

Utility Room
11'9 x 6'11
Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for fridge freezer. Viessmann gas boiler that is approximately 5 years old. Part tiled walls. Tiled flooring. External uPVC door leading to garden. uPVC window to side aspect. Heated towel rail. Power points.

Hallway
5'10 x 19'2
Access to loft via loft hatch with pull down extending ladder. Loft is partly boarded with power and lighting. Radiator. Sun pipe. Power points. Internal doors to all bedrooms and bathroom. Built in storage cupboard. Feature sun pipe.

Bedroom 1
13'0 x 13'8
Double bedroom with a large uPVC window. Radiator. Power points. Tv aerial point.

Bedroom 2
10'3 x 13'8
Double bedroom with large uPVC window to side aspect. Radiator. Power points. Tv aerial points.

Bedroom 3
12'6 x 8'1
Double bedroom with a large uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

Bedroom 4
9'0 x 8'0
Small double bedroom with large uPVC window to side aspect. Radiator. Power points.

Bathroom
8'11 x 10'10
Fitted with a four piece suite comprising large walk in shower cubicle with featured jet style shower over. Large corner jacuzzi bath. Wash hand basin and w.c. set into vanity unit. Heated towel rail. Tiled flooring and splash backs. Inset spot lights to the ceiling.

Triple Garage
25'9 x 17'10
Quadruple garage currently used as a triple with workshop space. This building lends itself to many uses and could make a fantastic annex or be used as extra accommodation to generate additional revenue, subject to necessary consents. Fitted with power and lighting and dual aspect uPVC windows. Double electric roller door and single up and over garage door. uPVC pedestrian access door to side. The garage offers endless options to any prospective buyer, with the option to be easily converted into a self contained annex or office space.

Workshop
8'9 x 16'9

Garden
The property benefits from a fully enclosed laid to lawn garden with extensive countryside views to the rear. The property benefits from a variety of patio area providing ideal places for outdoor seating. The garden is enclosed with fencing to the perimeter but has a large timber gate providing vehicular and pedestrian access and another pedestrian access gate to side leading to the front of the property. The garden is also home to two timber sheds and a covered tent garage with space for one extra vehicle.

Driveway
Tarmac driveway providing off the road parking for multiple vehicles.

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

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

Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

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.

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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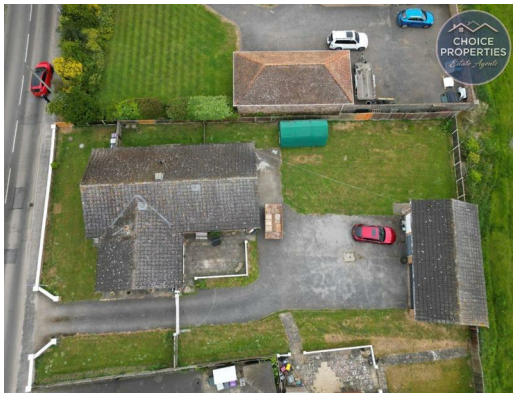
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

2225 ft²

(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.

GIRAFFE360

Directions

Exit Mablethorpe via Alford Road and head towards the village of Maltby Le Marsh. Once you enter Maltby Le Marsh, the property can be found 0.5 miles along on your left hand side.

