



**The Old Paddocks Main Road, Maltby Le Marsh Alford LN13
OJP**

welcome to

The Old Paddocks Main Road, Maltby Le Marsh Alford

Completed in 2023, this stunning 3-bedroom detached bungalow enjoys uninterrupted countryside views and near show-home presentation. Energy efficient with underfloor heating via air-source heat pump, open-plan kitchen/diner with bifolds, summer house, double garage & EV charging.

Entrance Hall

Spacious welcoming hallway with fitted and integrated coat cupboards providing ample storage.

Lounge

17' 2" x 14' 8" (5.23m x 4.47m)

Spacious living area with bay window to the front elevation, electric fireplace, wooden flooring, and underfloor heating.

Kitchen/Diner

24' 7" x 13' 4" (7.49m x 4.06m)

Impressive open-plan kitchen and dining space featuring central island, integrated oven and hob, integrated fridge freezer, dishwasher and wine cooler. Underfloor heating throughout with bifolding doors opening onto the rear garden. Triple aspect outlook over the garden creating a bright and airy entertaining space.

Utility Room

11' 7" x 5' 7" (3.53m x 1.70m)

Accessed off the kitchen with rear-facing window and external door providing access to the garden. Fitted units with LED lighting beneath wall units.

Bedroom One

Irregular Shaped Room 16' 7" x 14' 7" (5.05m x 4.45m)

Spacious L-shaped principal bedroom with three double fitted wardrobes and window to the front elevation, with underfloor heating.

En-Suite

Modern en-suite comprising walk-in shower, WC, sink unit, tiled flooring and contemporary grey décor. Window to the side elevation and heated towel radiator.

Bedroom Two

14' 7" x 9' 2" (4.45m x 2.79m)

Double bedroom with window overlooking the rear elevation and underfloor heating.

Bedroom Three

14' 5" x 10' 5" (4.39m x 3.17m)

Currently utilised as an additional reception room. Double bedroom with rear-facing window and underfloor heating.

Family Bathroom

Modern family bathroom with contemporary beige and grey tiling, integrated WC and sink storage unit, bath with shower over, and side-facing window.

Front Garden & Parking

Gravelled frontage with planting areas, hidden bin storage, and access to the double garage with EV charging point, and a neatly presented gravelled frontage providing further off road parking.

Rear Garden

Outside, the property enjoys a generous rear garden with excellent privacy and uninterrupted far reaching views. A standout feature is the detached summer house, currently set up as a games and entertaining space with an electric log burner. With an additional patio area offering ample space for garden furniture.

Garage

17' 9" x 17' 8" (5.41m x 5.38m)

Double garage with electric vehicle charging point and with double remote controlled electric roller shutter doors.

Outdoor Summer House

11' 2" x 9' 5" (3.40m x 2.87m)

Outdoor summer house/games room, complete



with electric log burner creating an ideal entertaining space or home retreat.

Listers Notes

With its impressive 'B' energy rating and near show home presentation, this turn key coastal retreat offers a peaceful escape from the hustle and bustle of everyday life.



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welcome to

The Old Paddocks Main Road, Maltby Le Marsh Alford

- Beautifully presented three-bedroom detached bungalow
- Sought-after location close to the market town of Alford
- Spacious open-plan kitchen/diner with central island
- Spacious lounge with bay window and electric fireplace
- Contemporary family bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: D



Floor Plan 1

Outbuilding

Total floor area 169.0 m² (1,819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SKG110316 - 0003

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