



CHOICE PROPERTIES

Estate Agents

The Four Swallows Main Road,
Alford, LN13 0JP

Reduced To £450,000



Choice Properties are delighted to bring to the market this four bedroom detached house, situated in the ever so sought after village of Maltby le marsh, located just a short drive from the coast and award winning beaches. The spacious property further benefits from a generously sized plot, integral garage and comes with allowances for the kitchen and bathroom. Early viewing is highly advised!

Offering generously proportioned rooms throughout and being designed with a high specification finish, the well laid out accommodation comprises:-

Hallway

7'9" x 22'2"

Enter via uPVC double glazed entrance door, staircase to the first floor, uPVC double glazed window to the side aspect.

Open plan kitchen/dining room

22'5" x 21'9"

Spacious open plan kitchen/dining room with featured uPVC double glazed bi-fold doors leading out onto the rear garden, uPVC double glazed window to the side aspect.

Utility room

12'3" x 5'1"

With access to the garage and uPVC double glazed pedestrian door to the rear garden.

Reception room

14'3" x 14'10"

With uPVC double glazed window to the front aspect.

Bedroom 1

19'3" x 11'0"

Remarkably spacious double bedroom with uPVC double glazed window, door to:-

En-suite shower room

10'0" x 3'8"

With uPVC double glazed Velux window.

Bedroom 2

12'1" x 18'2"

Spacious double bedroom with uPVC double glazed window.

Bedroom 3

15'8" x 8'2"

Spacious double bedroom with uPVC double glazed window.

Bedroom 4

14'3" x 10'0"

Spacious double bedroom with uPVC double glazed window.

Bathroom

10'0" x 6'2"

With uPVC double glazed window.

Shower room

14'2" x 4'2"

With uPVC double glazed window.

Driveway

Spacious driveway providing off road parking for multiple vehicles including a caravan/motorhome.

Garage

12'4" x 19'4"

With electric roller door, power and lighting.

Garden

The property sits proudly upon a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is laid to lawn and also features a spacious paved patio seating area which is perfect for outdoor entertaining or relaxing in the sunshine.

Allowances

Buyers will have an allowance of £10,000 for the kitchen and bathrooms.

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 - TBC.

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.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

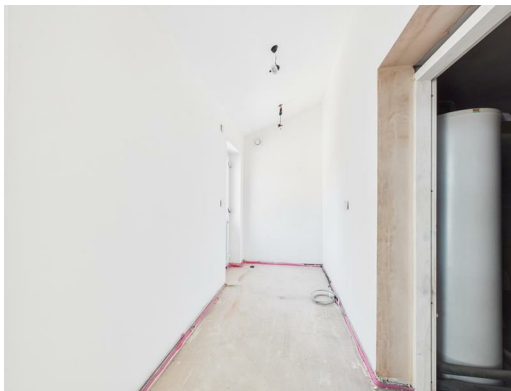
Saturday 9.00 a.m. to 3.00 p.m.

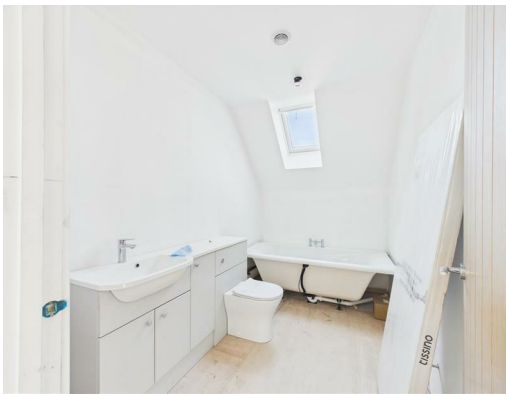
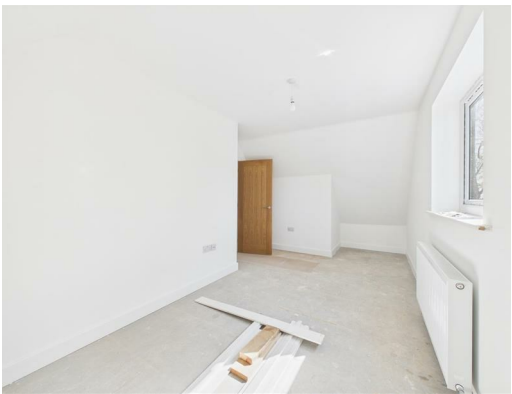
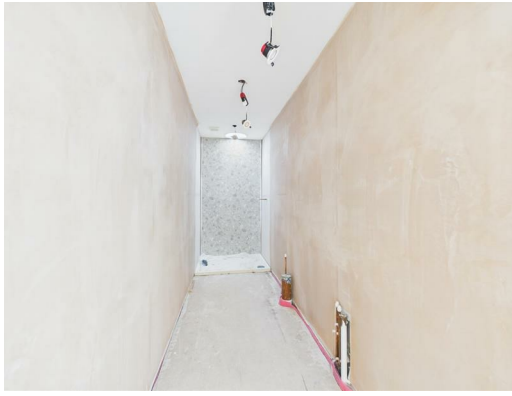
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Always consult the guidelines for a list of items to be installed. The drawing is a computer representation of space and dimensions, details should be checked by the installer/subcontractor. Please also ensure a fire safety requirement. When in contact with us regarding any of our appliances. Check with your distributor for more information.

Call them No. 2022-2000000	Customer: 2022-2000000
Designed By: Lenny Rogers	Plan Name: THE FOUR
Designed On: 04/20	Range Designer: 148









Floor 0



Floor 1

Approximate total area⁽¹⁾
2137 ft²
Reduced headroom
104 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

From our Mablethorpe office head towards Alford and the first village you will come to is Maltby le Marsh. You will be on the Main Road as you go through the village, carry on past the village hall and follow the road around a right hand bend, this property can be found a short way along past the bend on the right hand side. From our Alford office head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh, use postcode LN13 0JW to locate the property which will be on your left hand side just before a left hand bend.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

