



# CHOICE PROPERTIES

*Estate Agents*

2 Stoneleigh Farm Drive,  
Alford, LN13 0BN **Reduced To £400,000**



Choice Properties are delighted to present to you this most attractive newly built detached 4 bedroom (1 en suite) detached family residence. Featuring a 20' Lounge, Stunning Kitchen/Dining Room with Bifold doors to patio area, Detached Double Garage and Large Driveway together with good sized gardens this home is truly beautiful. Ideally located in the small country village of Maltby Le Marsh and ideally placed for both the Lincolnshire Wolds (AOB) and the stunning beaches of the neighbouring coastline we highly recommend viewing this superb property.

This beautiful home benefits from underfloor heating to the ground floor and Gas Central Heating to the first floor, UPVC Double Glazing, Internal Oak doors and Staircase . The well laid out internal accommodation comprises:-

### **Entrance Hall**

Front Door with glass side screen to each side. Oak staircase to landing. Recessed lighting. Power points.

### **Lounge**

20'8" x 11'5"

Feature brick fireplace housing log burner. Floor to ceiling front picture window. Power points. T.V. aerial point. Double opening doors leading to rear patio.

### **Sitting Room**

13'4" x 11'2"

Floor to ceiling picture window. Power points. T.V. aerial point.

### **Open Plan Kitchen/Dining Room**

15'4" x 18'9"

Attractive shaker style kitchen in grey featuring wall and base units with work surfaces over and incorporating 'Neff' integrated fridge/freezer, dishwasher, 2 Electric ovens, Warming Drawer & Microwave. Feature Island with granite work top with drawer units and lighting and integrated 5 burner gas hob with extractor hood over. One and half bowl sink unit and drainer with mixer tap. Power points. Recessed lighting. Door to Utility Room. Bifold doors to the rear patio area. Double opening doors to the side patio.

### **Utility Room**

7'4" x 6'11"

Wall and base units with work surfaces over. Stainless steel sink unit and drainer. Plumbing for automatic washing machine. Gas boiler which supplies central heating system and hot water.

### **Cloakroom**

With push button flush w.c. and wash hand basin.

### **Landing**

Radiator. Power points.

### **Master Bedroom**

15'4" x 11'4"

Double Aspect Windows. Radiator. Power points. T.V. aerial point.

### **En-suite**

With walk in shower. Wash hand basin set in high gloss vanity unit with storage. Back to wall push button flush w.c. set in gloss unit. Heated towel radiator.

### **Dressing Room**

8'0" x 7'0"

With double fitted wardrobes.

### **Bedroom 2**

14'0" x 11'2"

Large picture window. Radiator. Power points. T.V. aerial point. Double fitted wardrobes.

### **Bedroom 3**

11'5" x 10'2"

Large picture window. Radiator. Power points. T.V. aerial point. Double fitted wardrobes.

## **Bedroom 4**

11'5" x 10'2"

Large picture window. Radiator. Power points. T.V. aerial point. Double fitted wardrobes. Loft Access to roof space.

## **Bathroom & w.c**

With four piece suite which consists of corner shower cubicle, panelled bath with mixer tap, wash hand basin set in high gloss vanity unit with storage. Back to wall push button flush w.c. Tiled walls and floor.

Heated towel radiator.

## **Large driveway**

Large block paved driveway with ample parking space.

## **Double garage**

With remote control electric door. Personal access door. Power and lighting.

## **Gardens**

To the front of the property is well maintained open plan lawn with large driveway to the side which gives access to the detached double garage. To the rear is good sized garden again laid mainly to lawn with a large patio area ideal for entertaining.

## **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](http://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**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

## **Opening hours**

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.



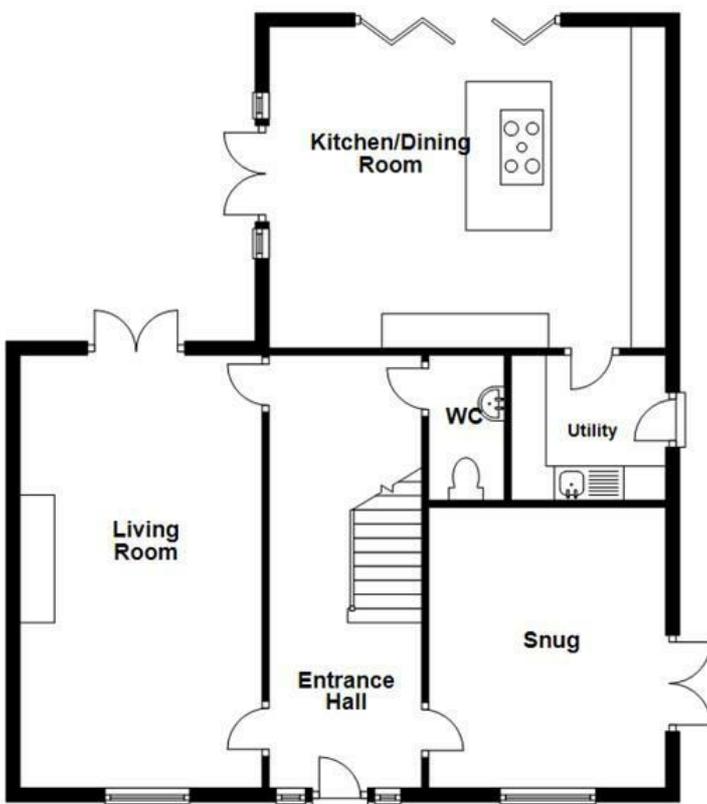




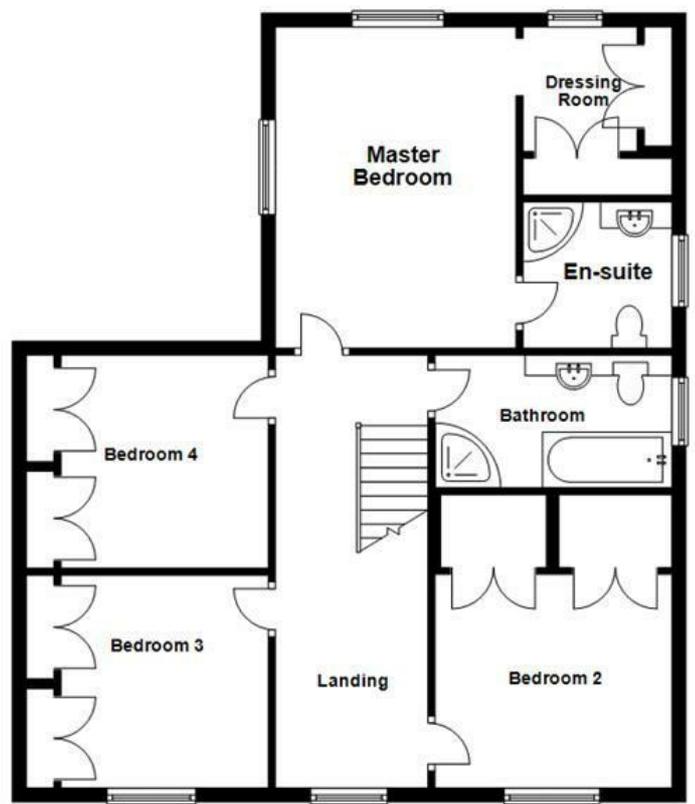




Ground Floor



First Floor



# Directions

From Alford head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh. As you go through the village, pass the 'Maltby Service Station' station and Stoneleigh Farm Drive is a little way down on the right hand side.

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

