

Buy. Sell. Rent. Let.



Beesby Road, Alford



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When it comes to  
property it must be

  
**lovelle**



£385,000

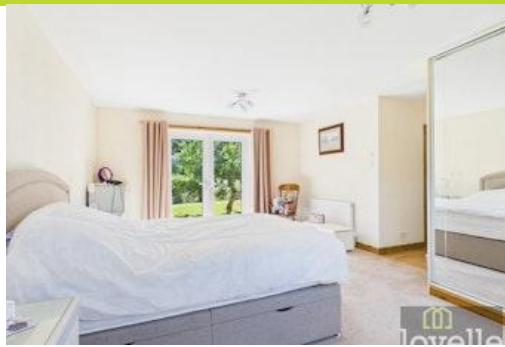


Lovelle are pleased to bring to the market WITH NO UPWARD CHAIN this three bed detached bungalow sat on a substantial plot in the sought after village of Maltby Le Marsh. The property features a wrap around garden , double detached garage and driveway. Viewing is essential to see what this property has to offer!!

#### Key Features

- No Onward Chain
- Detached Bungalow
- Substantial Plot
- Three Bedrooms
- Driveway and Double Garage
- Wrap Around Garden
- EPC rating D
- Tenure: Freehold





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### Entrance Hall

Entry via a composite door in, access to all rooms, with archway, two radiators, power point and access to the loft.

### Lounge

3.94m x 6.75m (12'11" x 22'1")

Triple aspects windows to front and side elevation, a feature live fuel effect gas fire , two radiators, tv point, and power points.

### Kitchen

4.17m x 3.01m (13'8" x 9'11")

Window to side elevation, a spacious and modern fitted kitchen with a range of base and wall units with worktop over, ceramic one and half bowl sink with drainer, built in cooker, oven with extractor hood over, integrated dishwasher, integrated fridge, integrated freezer, tiled splashback, power points and archway into;

### Dining Area

3.03m x 3.6m (9'11" x 11'10")

Window to side elevation, power points and radiator. Sliding door into;

### Pantry

1.05m x 3m (3'5" x 9'10")

Sliding door in, window to side elevation, fitted shelves and houses the boiler.

### Inner Hallway

1.88m x 1.61m (6'2" x 5'4")

Archway into the utility room.

### Utility Room

2.58m x 1.83m (8'6" x 6'0")

Window to rear and side elevation, fitted with a base and wall unit with worktop over, one bowl stainless steel sink unit with drainer, space and plumbing for washing machine, tiled splashback, radiator and power points.

### Sun Room

4.44m x 3.07m (14'7" x 10'1")

Windows to side elevations, double opening 'French' doors leading to the front and double opening 'French' doors leading to the rear garden, polycarbonate roof and power points.

### Bedroom One

5.57m x 3.96m (18'4" x 13'0")

Window to front elevation, spacious double bedroom, double opening 'French' doors leading out to the rear garden, fitted sliding mirrored wardrobes , power points, two radiators and door leading into;

### En Suite

2.09m x 3.22m (6'11" x 10'7")

Obscure window to rear elevation, modern three piece suite comprising of walk in shower, WC, vanity wash hand basin, tiled walls , extractor fan and radiator.

### Bedroom Two

3.03m x 3.95m (9'11" x 13'0")

Window to rear elevation, double bedroom, fitted sliding mirrored wardrobes, radiator , tv point and power points.

### Bedroom Three

2.42m x 2.78m (7'11" x 9'1")

Window to front elevation, power point and radiator.

### Family Bathroom

3.04m x 2.19m (10'0" x 7'2")

Obscure window to rear elevation, a modern four piece suite comprising of bath, large shower cubicle, built in vanity wash hand basin and WC, ladder style radiator , extractor fan and tiled walls.

### Rear Garden

The property sits well back from the road and is situated on a good sized plot. The garden is a wrap around garden and is laid to lawn with a concrete patio seating area. There is hedging to all sides to define the boundary and create privacy. With open countryside views. There is a timber gate gaining entrance to the rear garden.

### Driveway

To the front of the property is a spacious driveway allowing several vehicles to park. There is a gate gaining entrance to the drive and garage.

### Detached Double Garage

Double doors, power and lighting. Access to an outside WC.

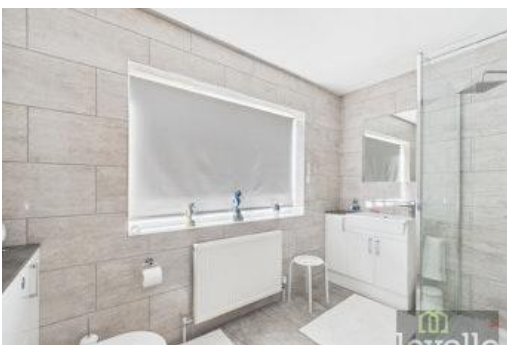
### Location

Situated approx. 3 miles from the historic market town Alford and 3.5 miles from the thriving, coastal town of Mablethorpe, Maltby le Marsh is a scenic village offering ideal amenities such as a restaurant and a public house ,and a fishing Lake. Alford also offers a range of local amenities, including the renowned Queen Elizabeth's Grammar School and also a traditional Tuesday market, regular craft markets and fairs. Other amenities include a doctors' surgery, dentist, retail outlets, restaurants, cafes and independent traders.

### Services

The property has mains gas, electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The Property Is Placed In Tax Band C. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

### Directions





From Mablethorpe 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 continue to follow this road around and the property can be found on the left hand side via our for sale board.

### Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

### Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

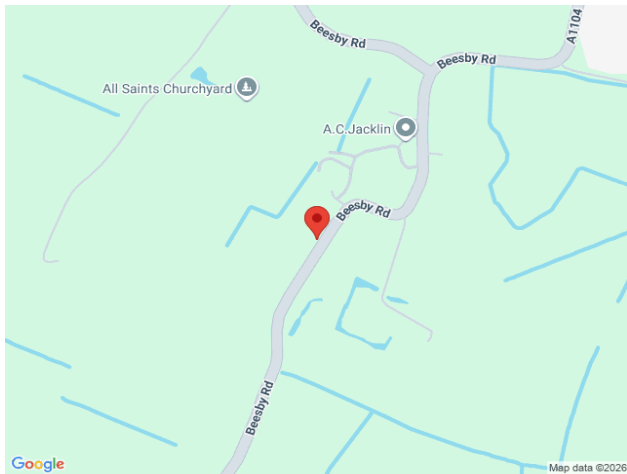
### EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.





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