



Dalmore Maltby Road,
Alford, LN13 0JF

Reduced To £315,000



Choice Properties are delighted to bring to the market this superb four bedroom detached house offering generously proportioned rooms throughout and a bathroom as well as a shower room. This spacious property is located in a pleasant position between the charming historic market town of Alford and the coastal town of Mablethorpe. This impressive property further benefits from a generously sized rear garden, looking out over open fields as well as open views to the front over paddocks and farm land. Early viewing is recommended.

Benefitting from oil fired central heating and uPVC double glazing throughout, this spacious accommodation comprises:

Entrance Hall

10'9" x 10'1"

Front entrance door. Stairs to first floor landing. Under stairs storage cupboard. Wall mounted thermostat controls.

Kitchen/Diner

11'10" x 18'10"

Fitted with wall and base units with work surfaces over, one and a half bowl ceramic sink unit and drainer with mixer tap over, integral four ring induction hob and integral 'Bosch' oven. Space for freestanding fridge/freezer. Plumbing and space for dishwasher. Part tiled walls. Tiled flooring. Free standing oil fired boiler.

Reception Room

19'10" x 11'4"

Light and airy reception room benefitting from a large picture window to the front aspect and sliding doors to the rear, leading to the garden. Fireplace set in feature surround. Telephone point and TV aerial point.

Bedroom 4

12'9" x 9'11"

Spacious double bedroom with door to:-

En-suite Shower Room

5'6" x 6'0"

Fitted with three piece suite comprising shower enclosure with shower over, wash hand basin set in vanity unit and wc.

Landing

10'7" x 8'5"

Loft access. Doors to:

Bedroom 1

15'9" x 11'3"

Spacious double bedroom. Window to the rear aspect.

Bedroom 2

11'11" x 10'0"

Spacious double bedroom. Window to the rear aspect.

Bedroom 3

7'5" x 10'0"

Window to the front aspect.

Bathroom

8'9" x 8'5"

Fitted with white four piece suite comprising panelled bath with taps over, shower enclosure with shower over, dual flush wc and wash hand basin set in vanity unit. Tiled flooring. Part tiled walls.

Driveway

Providing off street parking for multiple vehicles.

Garden

To the rear of the property you will find a spacious, privately enclosed garden with hedging to the boundaries. The garden is laid mostly to lawn and looks out over beautiful open views to the rear. This generous garden also benefits from a paved patio area, with timber built summer house and workshop.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horn castle,

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 D.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277

Opening Hours

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

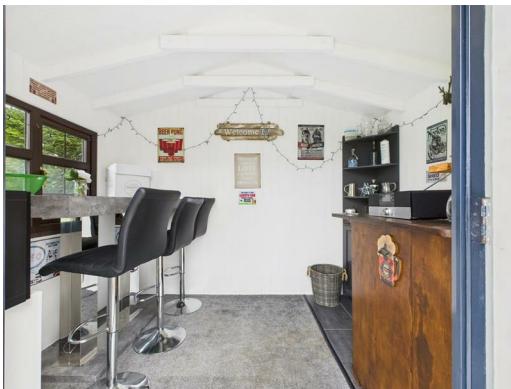
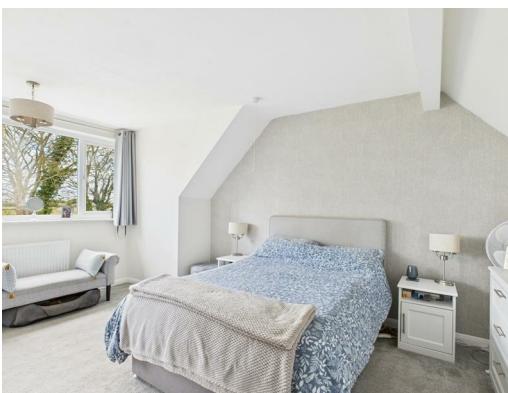
Making an Offer

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.

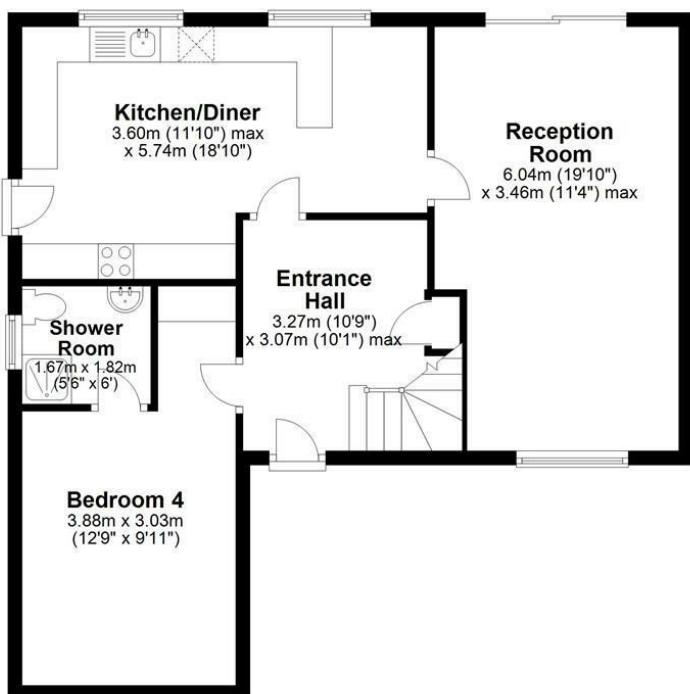
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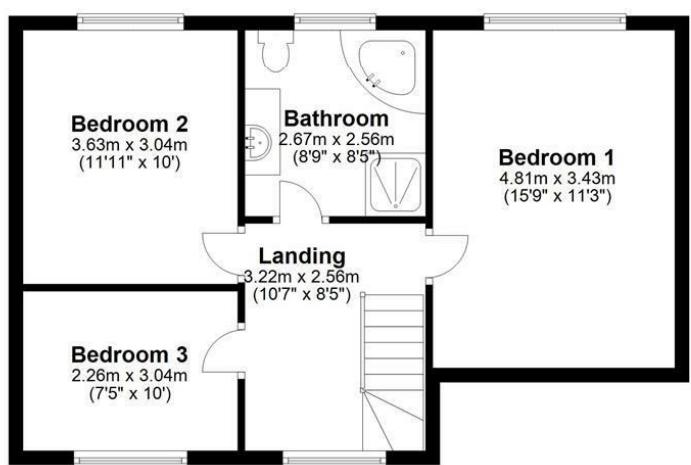




Ground Floor



First Floor



Directions

From our Alford office head along South Market Place towards the junction with the Church. Turn right and follow this road out of Alford. Continue on this road until you enter the village of Beesby. The property can then be found on your left-hand side, just before the turning for Pinfold Lane on your right-hand side.

