



# CHOICE PROPERTIES

## *Estate Agents*

Oak Lodge Hodgetoft Lane,  
Maltby Le Marsh, LN13 0JR

Asking Price £450,000



It is a pleasure for Choice Properties to bring to the market this superb and expansive four bedroom (four en suite) detached house. This stylish property offers generously proportioned accommodation throughout and an abundance of parking space with a spacious driveway and double garage. This impressive property is located in the ever sought after village of Maltby Le Marsh only a short drive from award winning beaches as well as the Lincolnshire Wolds.

## The beautifully presented accommodation comprises:

### Entrance Hall

12'5" x 14'5"

Composite front entrance door. Tiled flooring. Four wall lights and stairs to first floor galleried landing.

### Reception Room

24'9" x 14'8"

Light and airy reception room with electric feature fireplace set in wooden surround. TV aerial point. Three wall lights. Double opening 'French' doors to garden.

### Kitchen

13'6" x 18'1"

Fitted with a range of wall and base units with work surfaces over, ceramic butler sink unit with mixer tap, space for a range cooker with extractor hood over. Opening to dining area. Double opening 'French' doors to garden. Part tiling to the walls. Built in dishwasher and under-counter lighting.

### Dining Area

11'10" x 10'6"

Space for dining table and chairs. Open plan with sitting room. Tiled flooring. Wall light.

### Sitting Room

14'10" x 22'4"

Tiled flooring. Double opening 'French' doors to garden. TV aerial point. Two wall lights. Wall mounted electric feature fireplace.

### Study

9'4" x 9'8"

Spacious study, open plan with sitting room.

### Utility Room

9'2" x 7'10"

### Galleried Landing

12'6" x 14'4"

Picture window to the front aspect.

### Bedroom 1

12'6" x 18'2"

Remarkably spacious double bedroom. Thermostat controls. Door to en-suite bathroom.

### En-suite Bathroom

11'10" x 10'5"

Fitted with a four piece bathroom suite comprising double ended bath tub, shower cubicle with mains fed shower over, Jack and Jill hand wash basins set into vanity unit and wc. Shaver points. Door to dressing room.

### Dressing Room

5'4" x 6'4"

Railing and lighting.

### Bedroom 2

12'3" x 19'2"

Spacious double bedroom. TV aerial point. Door to en-suite shower room.

### En-Suite 2

8'6" x 3'3"

Three piece bathroom suite comprising shower cubicle with mains fed shower over, wash hand basin set in vanity unit and wc. Tiled flooring.

### Bedroom 3

12'2" x 14'10"

Spacious double bedroom. TV aerial point. Door to en-suite shower room.

### **En-Suite 3**

5'6" x 4'2"

Three piece bathroom suite comprising shower cubicle with mains fed shower over, wash hand basin set in vanity unit and wc. Tiled flooring.

### **Bedroom 4**

11'10" x 11'7"

Spacious double bedroom. TV aerial point. Door to en-suite shower room. Loft access with pull down ladder to loft which is boarded with lighting and power points.

### **En-Suite 4**

6'1" x 6'4"

Three piece bathroom suite comprising shower cubicle with mains fed shower over, hand wash basin and wc set into vanity unit. Tiled flooring. Shaver point.

### **Driveway**

Spacious driveway providing parking for several vehicles.

### **Double Garage**

With electric roller door, side door, power and lighting.

### **Garden**

To the rear and side of the property you will find attractive and well tended laid to lawn gardens which are privately enclosed with timber fencing to the boundaries. There is a spacious paved patio seating area located outside the reception rooms which is ideal for relaxing in the sunshine. The garage can be accessed via a pedestrian door in the garden and timber gates to the side of the property provide access to the front.

### **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 F

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 462277.

### **Opening hours**

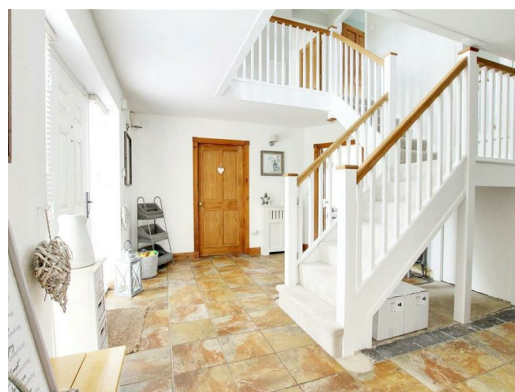
Our opening hours are Monday - Friday 9.00am - 5.00pm & Saturday 9.00am - 3.00pm

### **Making an offer**

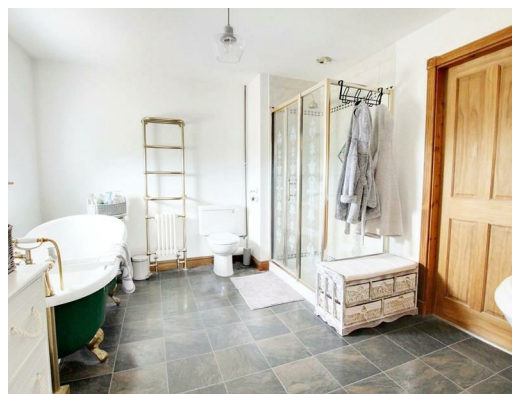
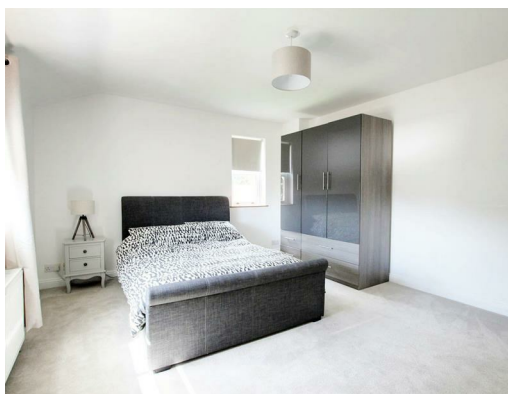
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

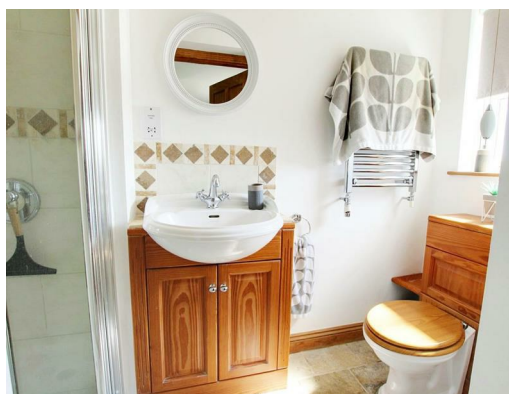




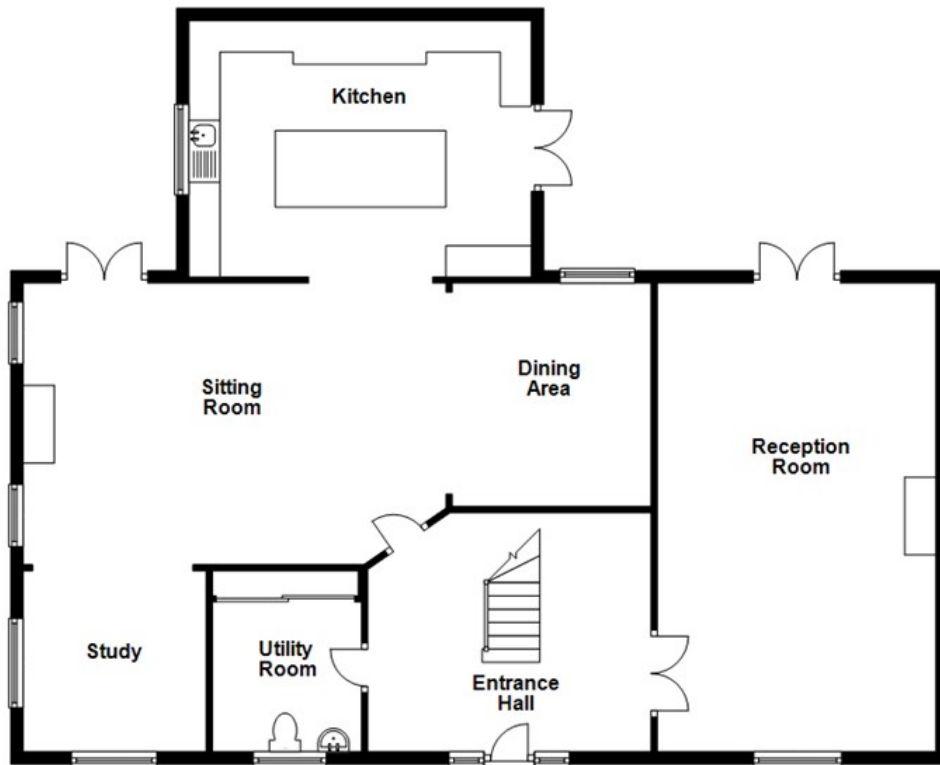




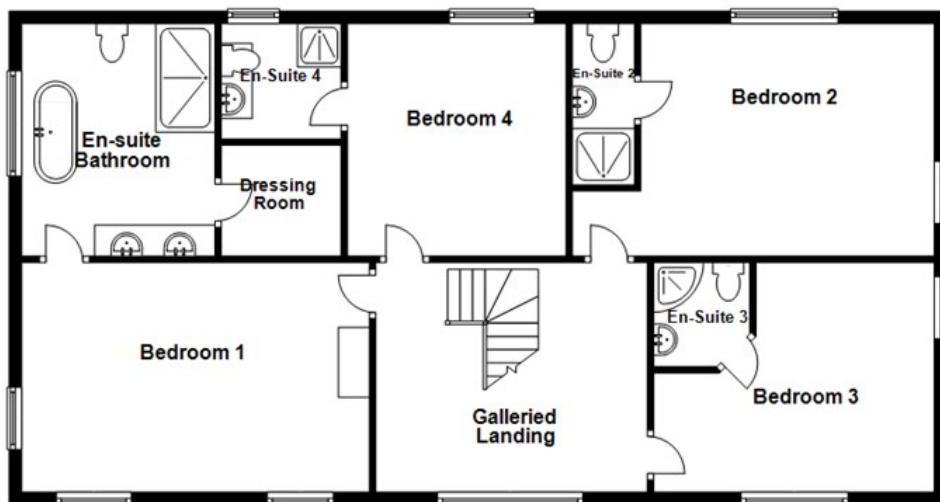




Ground Floor



First Floor





# Directions

From Mablethorpe head towards Alford and you will enter the village of Maltby le Marsh. After passing the Turks Head public house turn left onto Hodgetoft Lane and Oak Lodge can then be found on your right hand side.

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

