CHOICE PROPERTIES
Estate Agents

Ivy Dene Main Road, Alford, LN13 0JP

Reduced To £245,000

It is a pleasure for Choice Properties to bring to the market this deceptively spacious two bedroom detached bungalow perfectly positioned in the sought after village of Maltby le Marsh. The bungalow further benefits from two reception rooms, spacious kitchen with separate utility room and has a privately enclosed garden. Early viewing is highly advised. Please note the bungalow has no onward chain!

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The Property Ombudsman
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Offering generously proportioned rooms throughout with a flexible layout, the property comprises:-

Kitchen
9'1" x 12'0"
Fitted with a range of wall and base units with complimentary worksurfaces over, one and a half bowl porcelain sink unit with drainer and mixer tap, cooker point with extractor fan over, plumbing for a washing machine and dishwasher, feature fireplace, partly tiled walls, built in pantry cupboard, uPVC double glazed window, uPVC pedestrian door to the side aspect.

Utility room
5'10" x 10'6"
Fitted with base units with worksurfaces over, space for a tumble dryer, space for a fridge/freezer.

Dining room
9'11" x 8'1"
Space for a dining table, featured skylight window.

Reception room
10'8" x 13'6"
Electric feature fireplace, TV Aerial point, uPVC double glazed window.

Sun room
6'6" x 10'2"
With uPVC double glazed windows to three aspects, uPVC pedestrian door.

Study
8'8" x 8'0"
With Velux window, TV Aerial point.

Bedroom 1
11'7" x 12'1"
Spacious double bedroom with uPVC bay window, wall mounted fuse box, uPVC pedestrian door to the side aspect.

Bedroom 2
8'6" x 7'6"
With uPVC double glazed window.

Shower room
6'0" x 7'5"
Fitted with a three piece suite comprising walk in shower with electric shower over, wash hand basin with single taps, w.c., tiled walls, extractor fan, uPVC double glazed window.

Driveway
The property is fronted by double opening timber gates which lead onto the paved driveway.

Garden
The garden is privately enclosed with timber fencing to the boundaries. The garden is most laid to lawn with an abundance of plants, trees and shrubbery throughout. There is a paved patio seating area which is perfect for relaxing in the sunshine. There is also a workshop in the garden.

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 B

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.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

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.

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Approximate total area(1)

818 ft²

(1) Excluding balconies and terraces

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

Exit Mablethorpe via Alford Road and head towards the village of Maltby Le Marsh. Once you enter Maltby Le Marsh, the property can be found on your right hand side.