



CHOICE PROPERTIES

Estate Agents

The Cherry Tree Main Road,
Alford, LN13 0JP

Price £435,000



It is a pleasure for Choice Properties to bring to the market this most spacious and impressive three bedroom (one en-suite) detached bungalow, located in the sought after village of Maltby Le Marsh, just a short drive from the local amenities and golden sandy beaches. Further benefitting from open views to the rear, ample off road parking and a sizeable double garage, early viewing is certainly advised!

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

Entrance Hall

Composite front entrance door. Radiator. Telephone point. Built in storage cupboard.

Reception Room

Light and airy reception room with dual aspect windows including large sliding doors to the sunroom. Two radiators. Electric feature fireplace set into media wall.

Sunroom

Radiator. Double opening uPVC patio doors leading to the garden.

Kitchen/Diner

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl stainless steel sink unit and drainer, integrated oven and microwave, integrated four ring induction hob, space for freestanding fridge/freezer, plumbing for a dishwasher. Space for dining table and chairs. Radiator. Part tiled walls and tiled flooring. Spot lighting.

Utility Room

Tiled walls and flooring. Wall mounted 'Worcester' combination boiler. Plumbing for a washing machine.

Bedroom 1

Spacious double bedroom with built in wardrobes. Radiator.

En-Suite Shower Room

Fitted with a three piece suite comprising a walk in shower enclosure with electric shower over, hand wash basin with mixer tap set in vanity unit, and dual flush wc. Towel rail radiator. Tiled walls.

Bedroom 2

Spacious double bedroom. Radiator.

Bedroom 3

Double bedroom or ideal office space. Radiator.

Bathroom

Fitted with a four piece suite comprising a panelled bath tub with taps over, shower enclosure with electric shower over, pedestal hand wash basin and dual flush wc. Tiled walls and flooring. Towel rail radiator.

Double Garage

With two electric roller shutter doors to the front and pedestrian access door to the rear as well as access from the entrance hall. Wall mounted consumer unit. Loft access.

Driveway

Providing ample off road parking.

Gardens

To the rear of the property you will find a generously sized, privately enclosed garden overlooking open fields. A variety of well established plants and shrubbery feature throughout the garden and decorative timber fencing edges the boundaries. Timber gates to either side of the property provide side access into the garden and there is also a greenhouse, timber shed and timber workshop with power and lighting which is included in the sale.

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 D.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

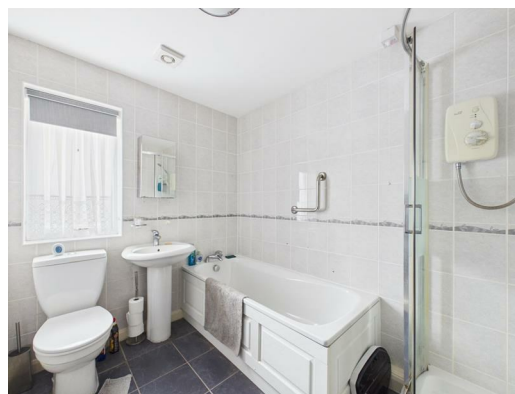
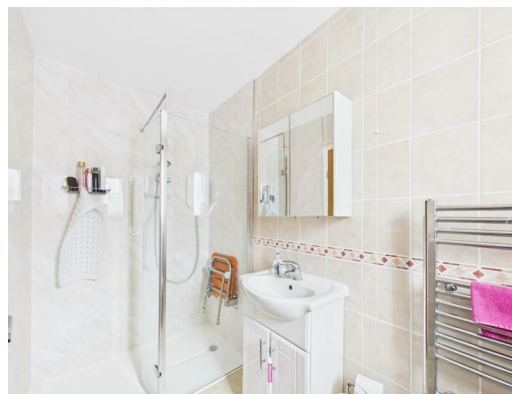
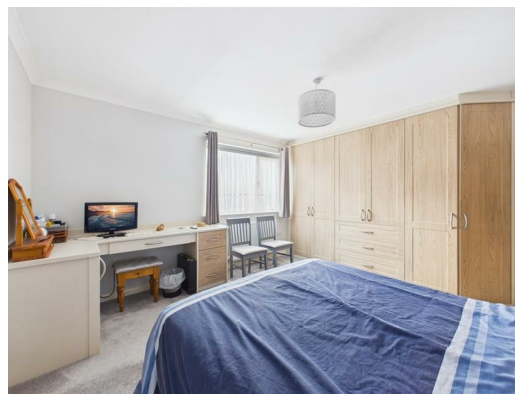
Making An Offer

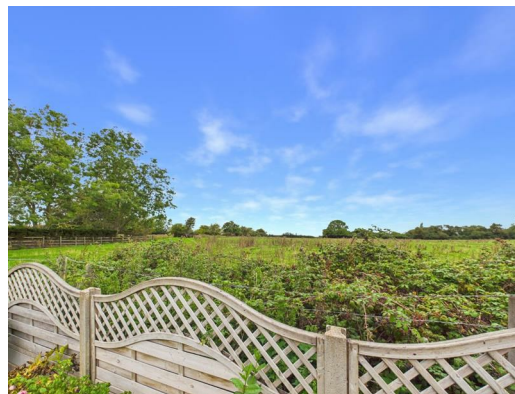
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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









Approximate total area^m
1742 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

From our Mablethorpe office head North along Victoria Road to the traffic lights. Turn left onto the High Street and follow this road out of Mablethorpe in the direction of Alford. The first village you come to is Maltby le Marsh and The Cherry Tree is located along this road on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

