CHOICE PROPERTIES
ESTATE AGENTS

# Willow Lodge Main Road, Maltby Le Marsh, LN13 0JP

## Price £347,500

Choice Properties are delighted to present to you this most charming, characteristic spacious home occupying an enviable position. Enjoying open views to the rear and situated in beautiful gardens with ample parking space for many vehicles. Located in the small country village of Maltby le Marsh this superb property is ideally located for both the coastal resorts and the country market town of Alford. No Upper Chain.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777

Directors C.M.A. Bee, C.J. Bee, R.J. Houltby Reg No. 04839633

The Property Ombudsman
naea | propertymark PROTECTED

This most spacious well presented property has the added advantage of Gas Central Heating and UPVC Double Glazing and internally comprises:-

**Entrance Hall**
With Front Entrance Door. Telephone point. Power points. Radiator. Staircase to Landing. Understairs storage cupboard.

**Lounge**
21'11" x 12'11"
With dual aspect windows. Multi fuel burner set in attractive tiled fireplace. 2 Radiators. Power points. T.V. aerial points. Double opening doors to Sun Room.

**Conservatory/Sun Room**
With part glazed hybrid ceiling. Tiled floor. Rear Access door.

**Kitchen**
12' x 10'10"
Attractive fitted wall and display cupboards with under lighting and base units with work surfaces over. One and Half bowl sink unit and drainer with mixer tap. Integrated Neff fridge. Integrated freezer. Britannia 6 ring range cooker with electric oven and 6 ring gas hob set in feature brick alcove with extractor hood over. Tiled floor. Part tiled walls. Door to Hallway. Open Plan to Living Space.

**Open Plan Living**
18'7" x 10'10"
2 Radiators. Power points. Open plan to Kitchen.

**Utility Room**
10'11" x 8'4"
One and half bowl stainless steel sink unit and drainer with mixer tap. Wall and base units with work surfaces over. Worcester Gas Boiler which supplies central heating and hot water. Power points. Plumbing for dishwasher. Plumbing for automatic washing machine. Radiator. Tiled floor. Rear access door.

**Cloakroom**
With low level flush w.c. Wash hand basin set in vanity unit. Half tiled walls. Manrose extractor fan.

**Landing**
2 Radiators. Power points. Loft access with pull down ladder to roof space which is partly boarded and benefits from lighting.

**Bedroom 1**
13'9" x 12'11"
Radiator. Fitted wardrobes. Power points. T.V. aerial point. Dual aspect windows to open fields.

**Bedroom 2**
12' x 10'10"
Radiator. Fitted wardrobes. Power points. T.V. aerial point.

**Bedroom 3**
12'11" x 7'10"
Radiator. Power points.

## Bathroom & w.c.
11'11" x 8"10"
With free standing roll top bath with claw feet. Corner Shower Cubicle. Pedestal wash hand basin and low level flush w.c. Airing cupboard housing hot water cylinder and immersion heater.

## Driveway
Large gravelled driveway with ample parking for many vehicles, caravan, motor home etc.

## Garage
With double opening timber doors. Power and lighting.

## Gardens
To the front of the property is a most private well tended lawned garden which features many mature colourful shrubs and borders together with a central flower and shrub bed. A large gravel driveway gives access to the garage and provides ample parking space for many vehicles, caravan, motor home etc. The rear garden enjoys open views over fields behind and provides a sunny patio and lawned area with attractive mature shrub and flower borders.

## Tenure
Freehold

## Council Tax Band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

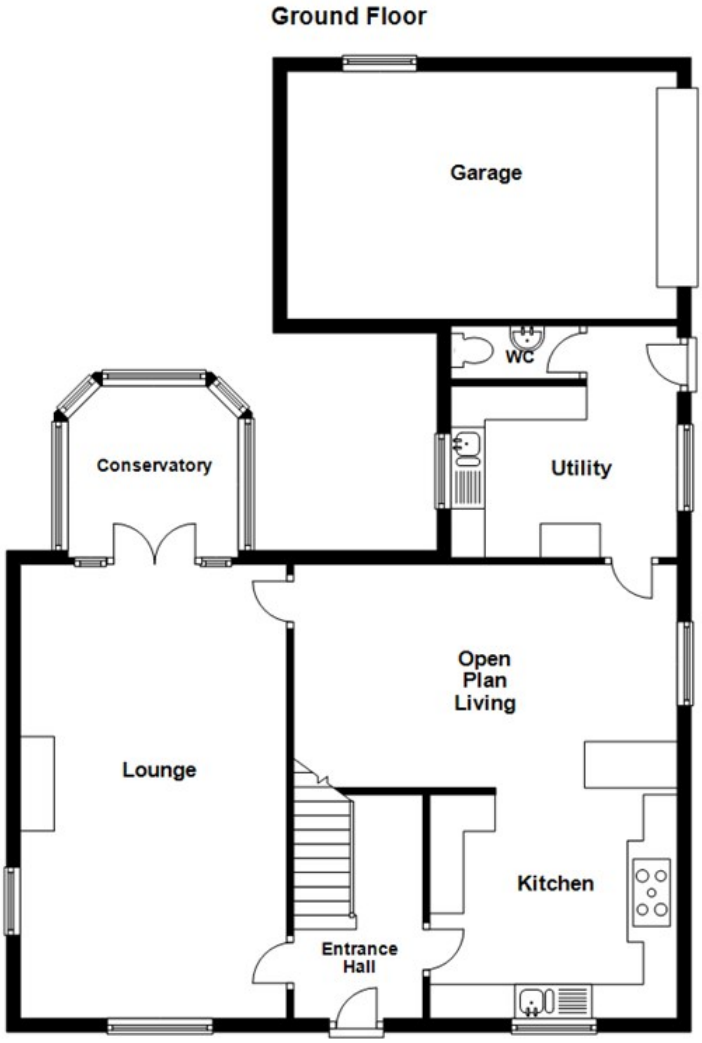
Council Tax Band E - Amount Payable for 2019 is £2,080.33

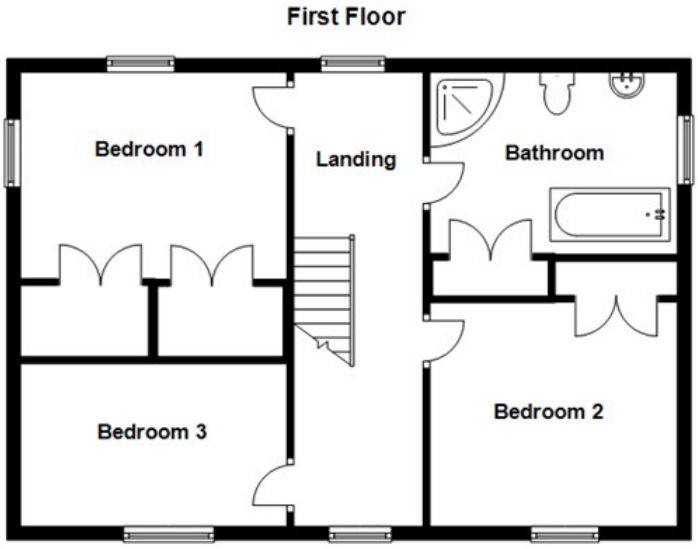
## Viewing Arrangements
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

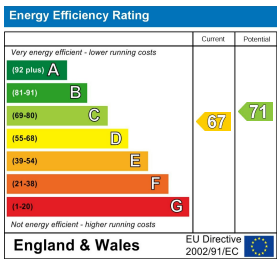
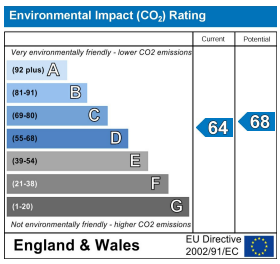
## Making an Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

## Website
All details also available on our website www.choiceproperties.co.uk

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
Garage
WC
Conservatory
Utility
Open
Plan
Living
Lounge
Kitchen
Entrance
Hall


First Floor
Bedroom 1
Landing
Bathroom
Bedroom 3
Bedroom 2

# Directions

Take a left out of our Office and head north towards the junction with the Church, take a right here and continue along the A1104 in the direction of Mablethorpe, continue along this road all the way into the village of Maltby le Marsh, continue through the village until you come to Willow Lodge on the left hand side (our For Sale board will be outside).