



# CHOICE PROPERTIES

*Estate Agents*

The Cottage Strubby Road,  
Maltby Le Marsh, LN13 0JN

Price £299,950



Choice Properties are delighted to offer for sale this most impressive and spacious four bedroom semi detached house which dates back to approximately 1912. This fantastic property boasts generously proportioned rooms throughout and impressive high ceilings. Additionally benefitting from a large garden and sizeable driveway this superb property is located in the sought after village of Maltby Le Marsh and early viewing is highly recommended.

The spacious and characterful accommodation comprises:

### **Entrance Hall**

12'6" x 6'10"

Housing the consumer unit and featuring staircase to the first floor and doors leading to:

### **Reception Room**

12'6" x 13'1"

Light and airy room, benefitting from a large bay window to front aspect, gas fire set in marble surround and original marble mantle, telephone point and TV aerial.

### **Kitchen**

17'7" x 6'10"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, space for a range cooker, fridge, freezer and dishwasher. The kitchen houses the wall mounted 'Worcester' combination boiler, which was fitted around a year ago and has laminate flooring and LED strip lighting.

### **Dining Room**

12'8" x 13'1"

Featuring the original feature fireplace with wooden wall mounted mantle, built in double storage cupboard (measuring 1'09" x 3'05"), telephone point and double opening 'French' doors to:

### **Bedroom 1**

17'0" x 11'9"

Extremely spacious bedroom; with loft access, sliding doors out in to the garden, inset spot lighting and door to:

### **En-suite Bathroom**

8'2" x 7'5"

Fitted with a modern four piece suite comprising of a panelled bath tub with single hot and cold taps, large double shower unit with electric 'Mira Play' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button. The bathroom additionally benefits from a 'Expelair' extractor fan, uPVC cladded ceiling, part tiling to the walls, inset spot lighting and laminate flooring.

### **Landing**

7'7" x 6'10"

Providing access to the loft. Doors leading to:

### **Bedroom 2**

12'4" x 13'1"

Spacious double bedroom with original feature fireplace and wooden mantle.

### **Bedroom 3**

12'7" x 11'5"

Spacious double bedroom with original feature fireplace and wooden mantle.

### **Bedroom 4**

8'7" x 8'5"

Spacious single bedroom.

## **Shower Room**

4'6" x 6'10"

Fitted with a three piece suite comprising of an electric 'Mira Go' shower, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, extractor fan and part tiling to the walls.

## **Driveway**

Providing off street parking for several vehicles.

## **Garden**

The property is fronted by a well maintained garden laid to lawn with hedging to the front of the garden and featuring rhubarb plants to the rear. To the rear of the property you will find a large and attractive garden which again is laid to lawn and features timber fencing to the boundaries with an array of shrubs to the rear with gated access to the fields behind the property. The property also benefits from a useful metal shed and greenhouse to the rear, patio area and a double outside power point.

## **Tenure**

Freehold

## **Viewing arrangements**

### **Opening hours**

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

Saturday 9.00 a.m. to 3.00 p.m.

### **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.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A.

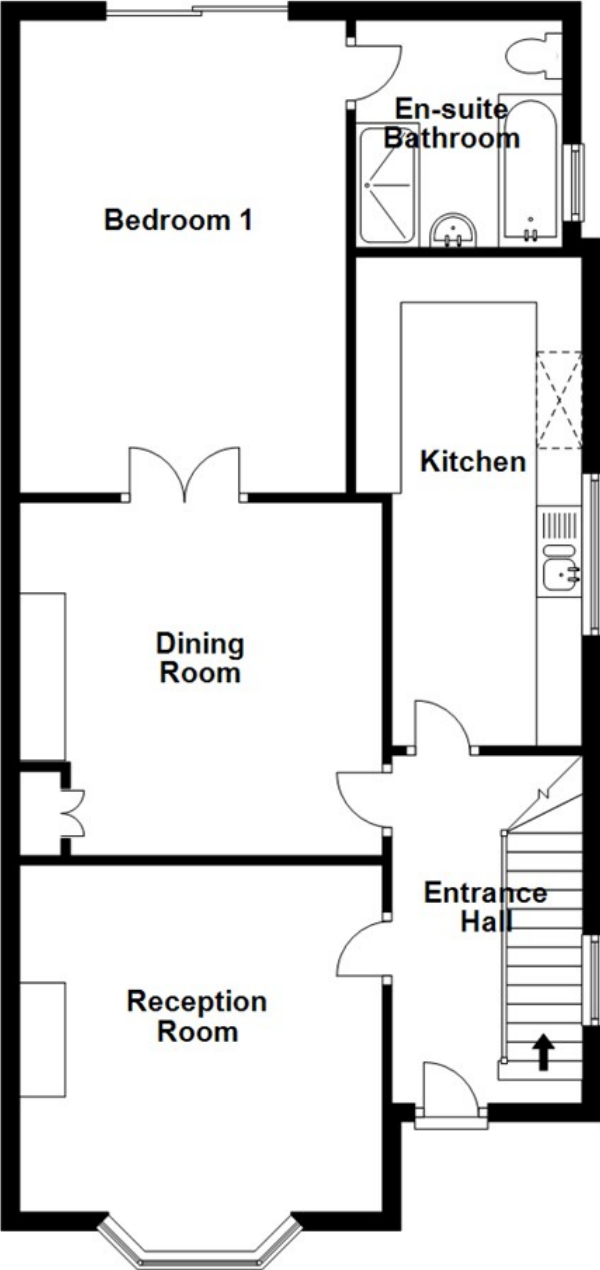
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



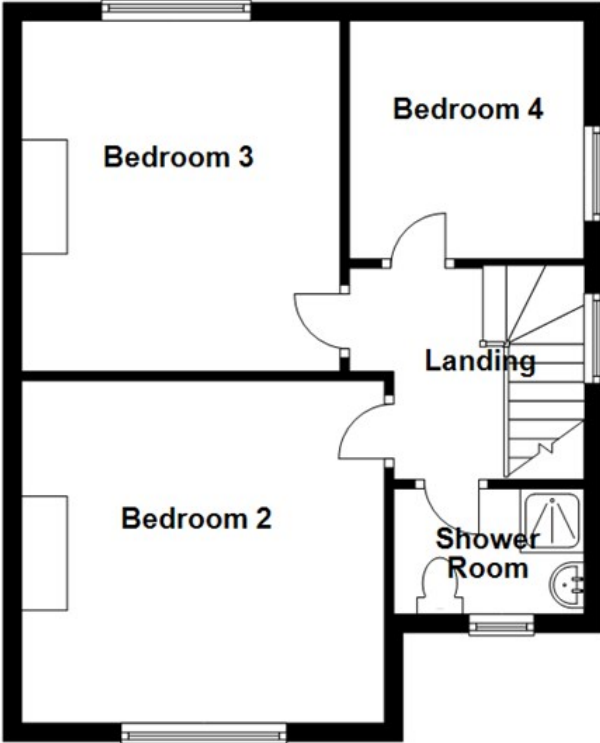




**Ground Floor**



**First Floor**



# Directions

From our Mablethorpe office head into Maltby Le Marsh and continue through the village until you reach the junction where you can turn left onto Strubby Road (A157 - signposted Louth). The Cottage can be found a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			62
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

