

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.

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.

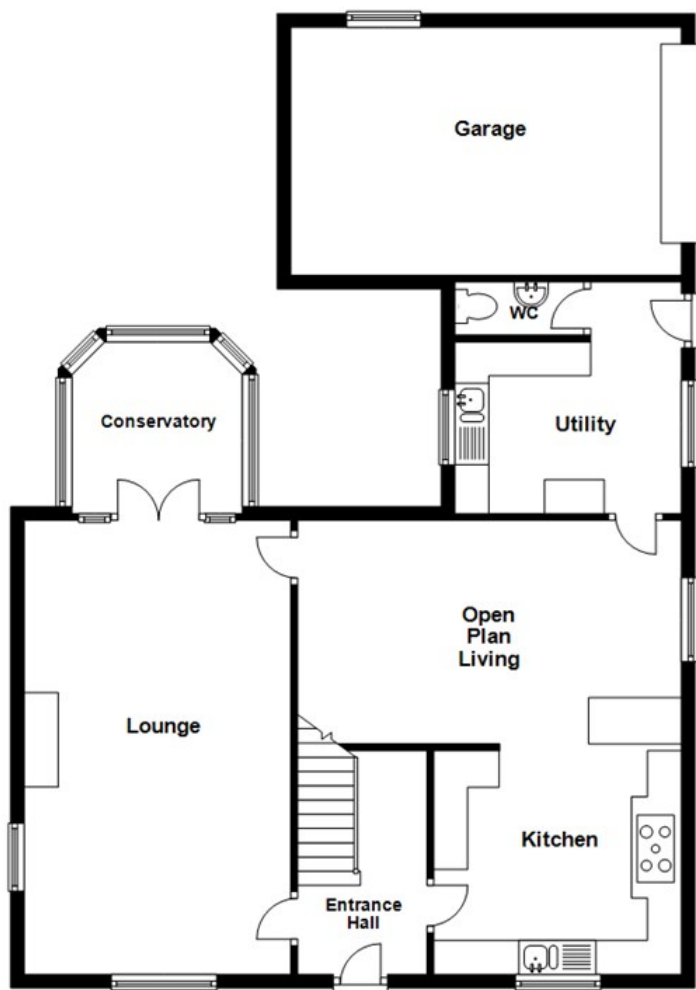
Website

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

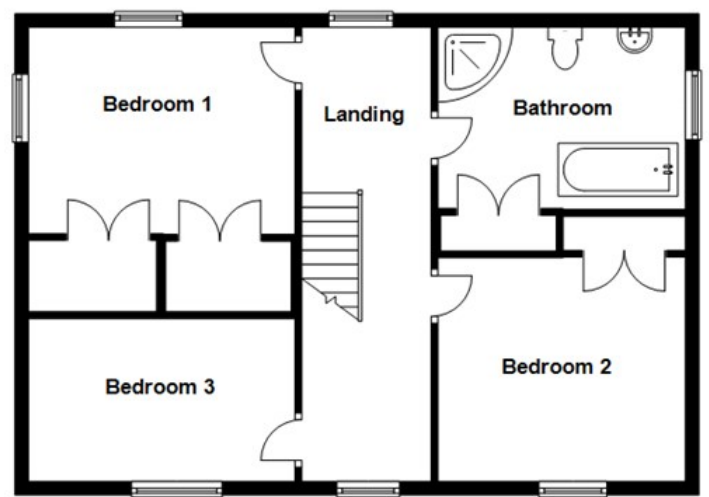
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Ground Floor



First Floor



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).

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

