CHOICE PROPERTIES

Estate Agents

The Four Swallows Main Road, Alford, LN13 0JP

Reduced To £450,000

Choice Properties are delighted to bring to the market this four bedroom detached house, situated in the ever so sought after village of Maltby le marsh, located just a short drive from the coast and award winning beaches. The spacious property further benefits from a generously sized plot, integral garage and comes with allowances for the kitchen and bathroom. Early viewing is highly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Offering generously proportioned rooms throughout and being designed with a high specification finish, the well laid out accommodation comprises:-

Hallway
7'9''' x 22'2''
Enter via uPVC double glazed entrance door, staircase to the first floor, uPVC double glazed window to the side aspect.

Open plan kitchen/dining room
22'5'' x 21'9''
Spacious open plan kitchen/dining room with featured uPVC double glazed bi-fold doors leading out onto the rear garden, uPVC double glazed window to the side aspect.

Utility room
12'3'' x 5'1''
With access to the garage and uPVC double glazed pedestrian door to the rear garden.

Reception room
14'3'' x 14'10''
With uPVC double glazed window to the front aspect.

Bedroom 1
19'3'' x 11'0''
Remarkably spacious double bedroom with uPVC double glazed window, door to:-

En-suite shower room
10'0'' x 3'8''
With uPVC double glazed Velux window.

Bedroom 2
12'1'' x 18'2''
Spacious double bedroom with uPVC double glazed window.

Bedroom 3
15'8'' x 8'2''
Spacious double bedroom with uPVC double glazed window.

Bedroom 4
14'3'' x 10'0''
Spacious double bedroom with uPVC double glazed window.

Bathroom
10'0'' x 6'2''
With uPVC double glazed window.

Shower room
14'2'' x 4'2''
With uPVC double glazed window.

Driveway
Spacious driveway providing off road parking for multiple vehicles including a caravan/motorhome.

Garage
12'4'' x 19'4''
With electric roller door, power and lighting.

Garden
The property sits proudly upon a generously sized garden which is privately enclosed with timber fencing to the boundaries. The garden is laid to lawn and also features a spacious paved patio seating area which is perfect for outdoor entertaining or relaxing in the sunshine.

Allowances
Buyers will have an allowance of £10,000 for the kitchen and bathrooms.

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

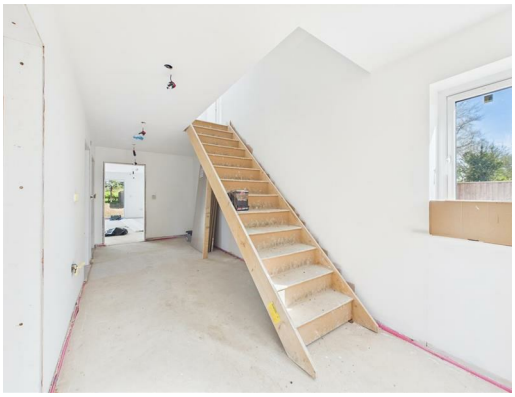
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - TBC.

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.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

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

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.



ease consult the quotation for a list of items to be supplied. The drawing is a computer representation of layout	Cad Plan No : 20033060950	Customer : DAVE WARI
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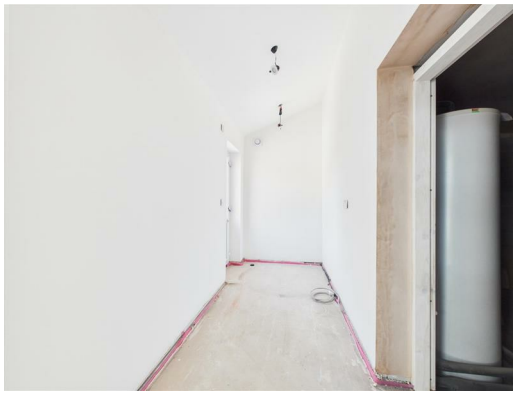
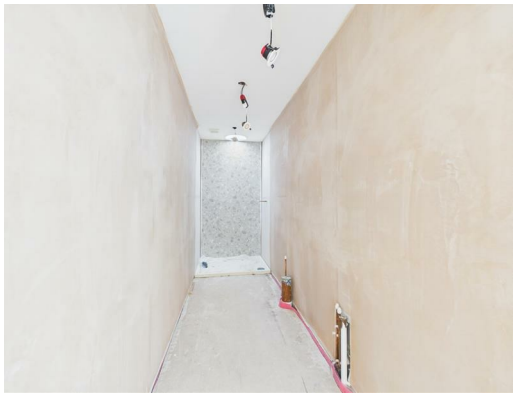
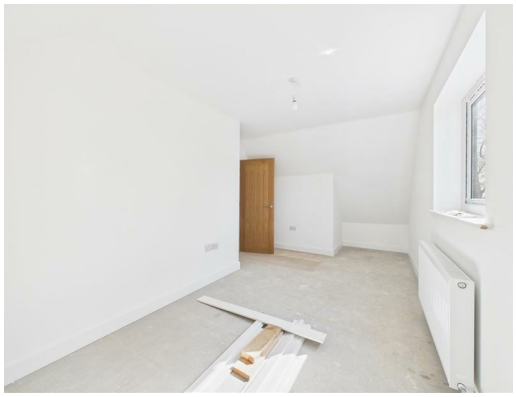
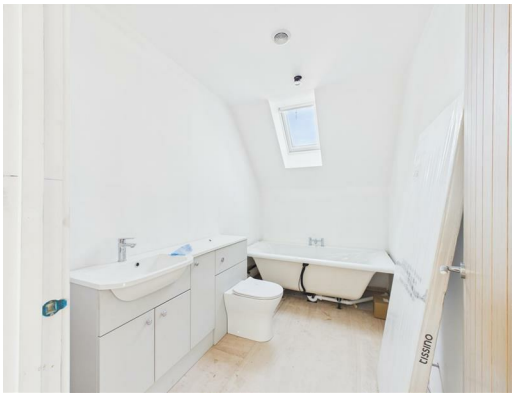
gineer is engaged with regards to any gas appliances. Check with your installer/builder for more information.	Designed On : 8/4/26	Range Designed : Hak





Floor 0

Floor 1

Approximate total area(1)

2137 ft²

Reduced headroom

104 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 towards Alford and the first village you will come to is Maltby le Marsh. You will be on the Main Road as you go through the village, carry on past the village hall and follow the road around a right hand bend, this property can be found a short way along past the bend on the right hand side. From our Alford office head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh, use postcode LN13 0JW to locate the property which will be on your left hand side just before a left hand bend.