



# CHOICE PROPERTIES

*Estate Agents*

Stoneleigh Cottage Main Road,  
Maltby-Le-Marsh, LN13 0JP

Price £399,950



Choice Properties are pleased to present for sale this generously proportioned five bedroom (one en-suite) detached house, situated in the sought after village of Maltby le Marsh, positioned only a short drive from local amenities and the 'Blue Flag' award winning golden sandy beaches. Boasting a sizeable internal layout, privately enclosed gardens and expansive driveway, early viewing is advised with the property being further offered with no onward chain.

Benefiting from a mains gas central heating system and mains drainage, the abundantly light and bright accommodation comprises:-

### **Entrance Hall**

26'02" x 7'03"

Front composite door leading into the entrance hall with stairs to the first floor, an array of built in under-stair storage cupboards and doors to:

### **Kitchen/Dining Room**

14'00" x 13'03"

Fitted with a range of wall and base units with granite worktop over, one and a half bowl resin sink with drainer and mixer tap, feature space housing a 'Rangemaster' cooker, space for a freestanding 'American' style fridge/freezer, fitted pantry larder cupboard, ample space for a dining table, tiled flooring and doors to:

### **Conservatory**

15'10" x 8'09"

With triple aspect windows, part glazed roofing, tiled flooring, radiator, wall lighting and double opening 'French' doors to the garden.

### **Utility Room**

10'10" x 5'00"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding dishwasher, tiled flooring, tiled splashback and a built in storage cupboard with shelving.

### **WC**

5'06" x 2'06"

Fitted with a WC with cistern lever and tiled flooring.

### **Reception Room**

14'04" x 13'07"

Fitted with a multi fuel stove set in a bricked surround with rustic wooden mantle, original wooden flooring, TV aerial and wall lighting.

### **Rear Lobby**

4'00" x 3'03"

With a uPVC door to the rear an opening to:

### **Sitting Room**

13'06" x 13'07"

Benefiting from dual aspect windows and featuring original wooden flooring, original fireplace feature with a bricked surround and rustic wooden mantle and a telephone point.

### **Study/Bedroom 5**

11'07" x 6'02"

Housing the wall mounted consumer unit.

### **Landing**

5'10" x 6'06" extending to 26'11" x 2'08"

Two tier landing with loft access and doors to:

### **Bedroom 1**

11'00" x 13'08"

Spacious double bedroom with a built in double storage cupboard.

### **En-suite Shower Room**

8'10" x 4'00"

Fitted with a three piece suite comprising a shower cubicle with electric shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls, inset spot lighting, heated towel rail and an extractor fan.

### **Bedroom 2**

11'06" x 10'06"

Spacious double bedroom.

### **Bedroom 3**

7'06" x 9'08"

Double bedroom with access to the loft.

## **Bedroom 4**

12'01" x 6'06"

Previously used as a dressing room with inset spot lighting.

## **Bathroom**

6'02" x 13'02"

Fitted with a four piece suite comprising a grand roll top double ended bath tub with mixer tap and shower attachment, shower cubicle with electric 'Triton AS2000SR' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, inset spot lighting, extractor fan and partly tiled walls. The bathroom also features a built in airing cupboard; housing the hot water cylinder.

## **Driveway**

Expansive gravelled driveway providing off road parking for several vehicles with a timber car port.

## **Store Room/Utility Area**

8'04" x 8'02"

Providing space and plumbing for a freestanding washing machine, space for a freestanding tumble dryer and the Store Room/Utility Area also houses the wall mounted condensing 'Viessmann' boiler.

## **Gardens**

To the rear and side of the property you will find privately enclosed and well tended gardens, laid mostly to lawn with hedging to the boundaries. The rear garden additionally features a paved patio seating area; perfect for outdoor dining and entertaining, a useful timber shed and an array of well established plants, shrubs and trees.

## **Tenure**

Freehold.

## **Viewing arrangements**

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.

## **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,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

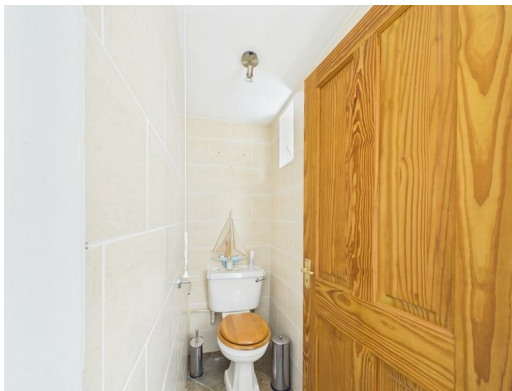
LN9 6PH

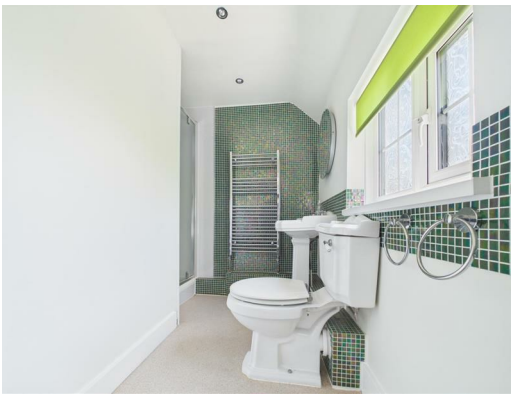
Tel. No. 01507 601 111

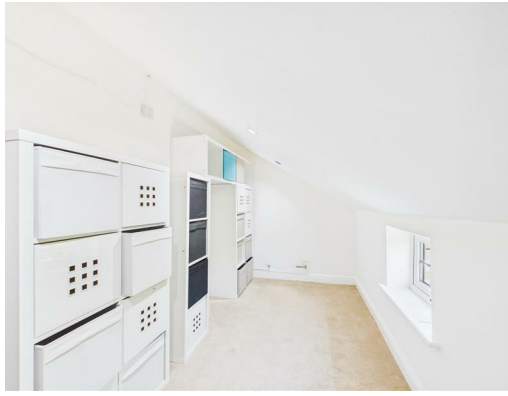
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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.









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1876 ft<sup>2</sup>

Reduced headroom

39 ft<sup>2</sup>

(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 Alford head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh. As you go through the village, pass the 'Maltby Service Station' station and the property can be found on your right hand side before the turning for Stoneleigh Farm Drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

