



CHOICE PROPERTIES

Estate Agents

Elder Farm Strubby Road, Maltby Le Marsh, Alford, LN13 0JN

Price £399,950



Choice Properties are delighted to offer for sale this most spacious three bedroom detached house, located in the sought after village of Maltby Le Marsh, just a short drive from the local amenities and golden sandy beaches. As well as a generous driveway, expansive gardens with open fields to the rear, and solar panels which are owned outright, this impressive property further benefits from a two bedroom static caravan, providing an opportunity for multi-generational living. Early viewing is certainly advised!

This spacious accommodation comprises:

Entry

Composite front entrance door. Tiled flooring. Spot lighting. Built in storage cupboard.

Entrance Hall

Tiled flooring. Spot lighting. Under stairs storage cupboard. Wall mounted consumer unit.

Utility

Fitted with wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap, plumbing for a washing machine and dryer. Part tiled walls. Tiled flooring. Spot lighting.

Living Room

With double opening patio doors leading to the garden and a log burning stove set into a feature brick surround with tiled hearth and wooden mantle.

Kitchen/Diner

Fitted with a range of wall and base units with oak work surfaces over, stainless steel sink unit and drainer with mixer tap, integrated double oven and microwave, integrated four ring induction hob with extractor over, space for large fridge/freezer.

Conservatory

With a pitched glass roof and double opening patio doors leading to the garden.

Rear Lobby

Composite entrance door.

WC

Fitted with wc and hand wash basin set in vanity unit.

First Floor Landing

Loft access. Spot lighting.

Bedroom 1

Spacious double bedroom.

Bedroom 2

Spacious double bedroom.

Bedroom 3

Double bedroom. TV aerial point.

Bathroom

Fitted with a four piece suite comprising a shower enclosure with sliding door and mains fed waterfall shower over, bath tub with mixer tap, dual flush wc and hand wash basin set in vanity unit, tiled flooring and part tiled walls. Spot lighting.

TWO BED STATIC CARAVAN:

With private wheelchair accessible access from the driveway.

Kitchen

Fitted with base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integrated induction hob and integrated oven. Dishwasher. Washing machine.

Reception Room

With dual aspect windows, tv aerial point, fireplace set in feature surround and air conditioning unit.

Bedroom 1

Double bedroom.

Bedroom 2

Twin room.

Shower Room

Fitted with shower unit, pedestal hand wash basin and dual flush wc.

Driveway

Double opening timber gates open on to the block paved driveway which provides ample off road parking space and access to the garage.

Garage

Timber built garage with double opening doors to the front.

Gardens

This impressive property further benefits from expansive gardens to the side and rear, which are privately enclosed by hedges and timber fencing to the boundaries and have open fields behind. The garden is laid mostly to lawn for ease of maintenance and benefits further from a useful timber shed, greenhouse and a private timber summerhouse.

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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

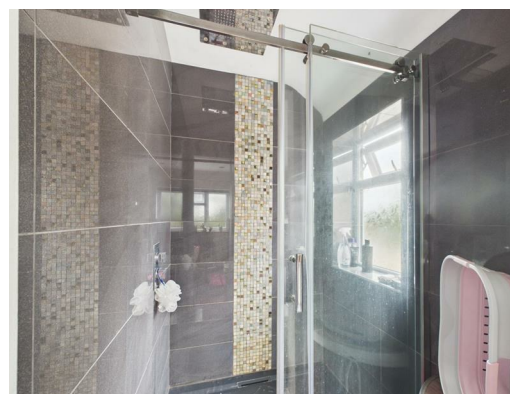
Making An Offer

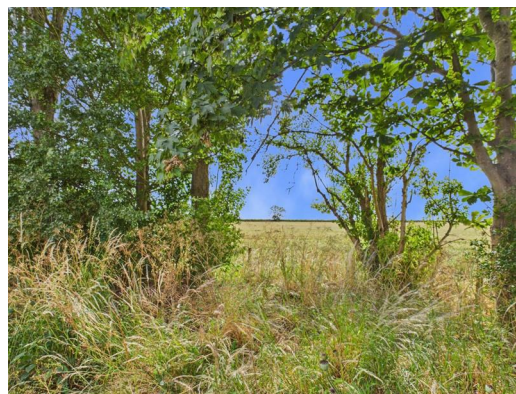
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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 Building 1

Approximate total area^m
1396 ft²

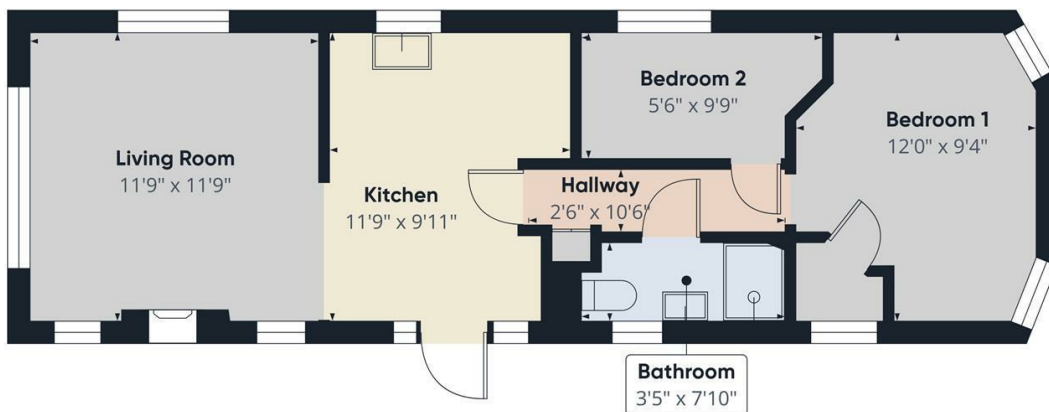


Floor 1 Building 1

(1) Excluding balconies and terraces

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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Floor 0 Building 2

Approximate total area^m
459 ft²

(1) Excluding balconies and terraces

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 into Maltby Le Marsh and continue through the village until you reach the junction where you can turn right onto Strubby Road (A157 - signposted Louth). Elder Farm is the last property on your left as you head out of the village.

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

