



# CHOICE PROPERTIES

*Estate Agents*

Longhedge Main Road,  
Maltby Le Marsh, LN13 0JP

Reduced To £285,000



It is a pleasure for Choice Properties to bring to the market this spacious two bedroom detached bungalow with an attractive large garden and generously sized driveway providing parking for several vehicles located. This fantastic property is located in a sought after position and early viewing is advised.

Benefitting from oil fired central heating, the well laid out accommodation comprises:-

### **Entrance Porch**

4'05" x 5'07"

Front uPVC door leading into the entrance porch with a door to:

### **Hallway**

5'04" x 13'08"

Housing the wall mounted consumer unit and featuring loft access and doors to:

### **Kitchen/Diner**

13'11" x 10'04"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring 'Candy' induction hob with extractor hood over, integrated 'Candy' double electric oven, space for a freestanding fridge/freezer, integrated slimline dishwasher, partly tiled walls, picture window to front aspect, inset spot lighting, ample space for a dining table a door to:

### **Sun Room/Utility Area**

7'04" x 19'11"

Featuring triple aspect windows, a uPVC door to the garden, space for a freestanding tumble dryer, space and plumbing for a washing machine and wall lighting.

### **Reception Room**

13'10" x 17'08"

With a TV aerial, telephone point and sliding patio doors to the rear garden.

### **Bedroom 1**

12'01" x 14'00"

Spacious double bedroom fitted with two fitted double wardrobes, a TV aerial and a picture window to front aspect.

### **Bedroom 2**

11'00" x 14'00"

Spacious double bedroom with two fitted double wardrobes and a TV aerial.

### **Shower Room**

6'06" x 8'03"

Fitted with a three piece suite comprising a corner shower cubicle with mains fed shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled walls and inset spot lighting.

### **Driveway**

Large driveway providing parking for numerous vehicles.

### **Garage**

19'1" x 10'2"

Up and over door. UPVC door to the garden. Boiler.

### **Garden**

To the rear of the property is a large and attractive privately enclosed garden mainly laid to lawn and displaying an array of established flowers, trees and shrubs. There is a fish pond with water feature and a further paved area with useful timber shed.

### **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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

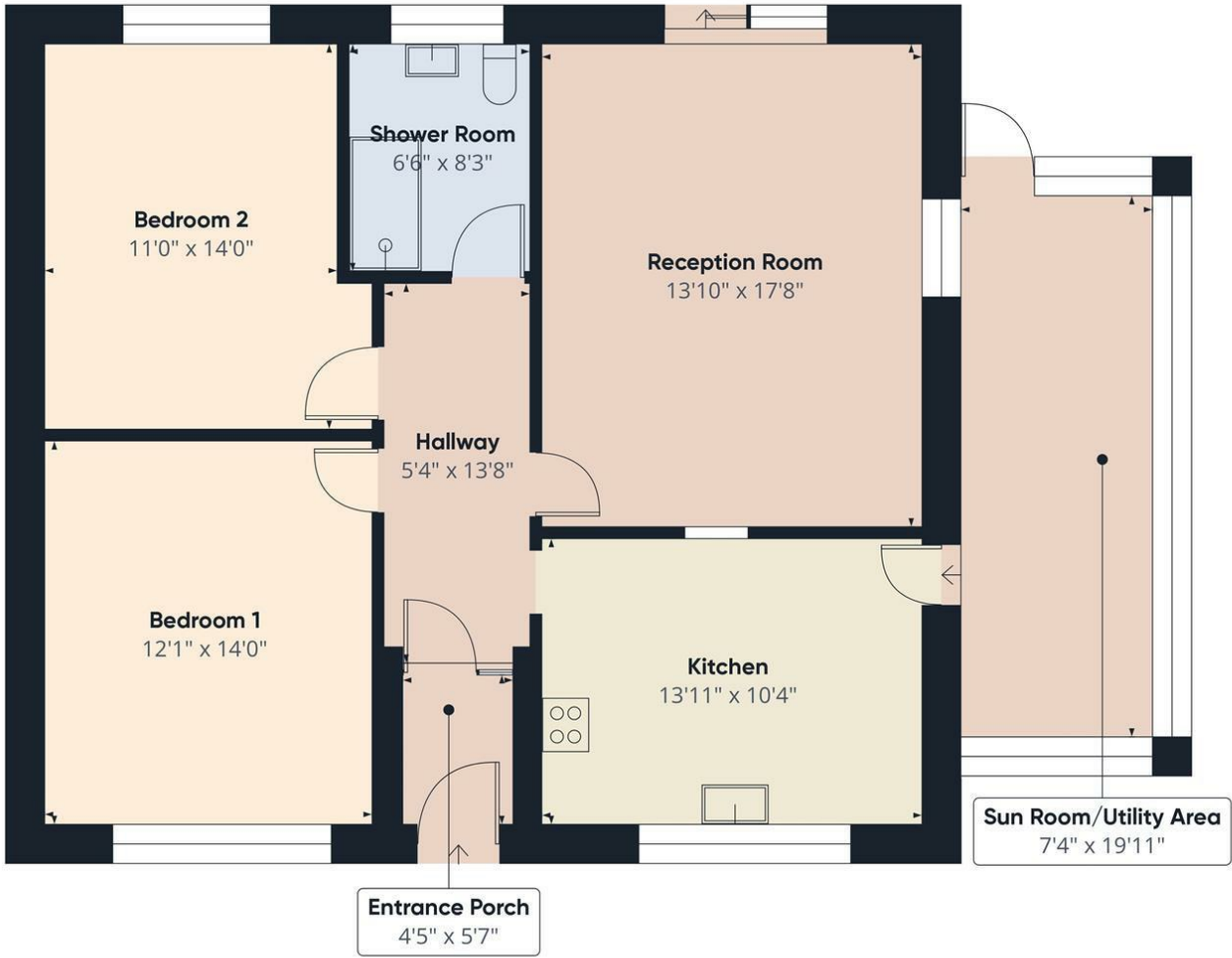
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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.







Approximate total area<sup>(1)</sup>  
1048.39 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

From Mablethorpe 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, Longhedge can be found a short way along past the bend on the right hand side. From Alford 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.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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	

