



CHOICE PROPERTIES

Estate Agents

The Chestnuts Wainfleet Road,
Irby-In-The-Marsh, PE24 5AY

Price £425,000



It is a pleasure for Choice Properties to bring to the market this four bedroom detached house, standing proud on a sizeable plot, measuring approx. 0.6 acres (sts). Situated in the tranquil village of Irby-in-the-Marsh, the property presents a rural position with open views. Boasting ample off road parking, a generously proportioned internal layout and multiple outbuildings, early viewing is most certainly advised.

Benefiting from a recently installed ground source heat pump, as well as new radiators throughout, the charming accommodation comprises:-

Entrance Lobby

3'04" x 3'00"

Front door leading into the entrance lobby with stairs to the first floor and doors to:

Reception Room

12'11" x 11'11"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a multi fuel stove set on a tiled hearth with rustic wooden mantle, external door to side aspect, TV aerial and a under-stair storage cupboard.

Dining Room

13'00" x 10'09"

Benefiting from dual aspect windows including a bow window to front aspect and providing ample space for a dining table and featuring a multi fuel stove set in a bricked surround with rustic wooden mantle.

Kitchen

8'00" x 20'11"

Fitted with a range of wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, four ring induction hob with double width extractor hood over, integrated double 'Neff' oven, partly tiled walls and the kitchen also houses the wall mounted consumer unit. Door to:

Pantry/Utility Area

7'10" x 6'09"

Featuring space for a freestanding 'American' style fridge/freezer, space and plumbing for a washing machine, space for a freestanding tumble dryer and the Utility Area also houses the pipe work and unvented water heated for the ground source heat pump.

Rear Lobby

4'06" x 5'09"

With a rear stable door leading to the gardens, laminate flooring, inset spot lighting and doors to:

WC

4'06" x 4'02"

Fitted with a pedestal hand wash basin with mixer tap, WC with cistern lever, inset spot lighting and laminate flooring.

Landing

7'11" x 9'09"

With two built in storage cupboards, the wall mounted thermostat and doors to:

Bedroom 1

13'00" x 12'00"

Spacious double bedroom with a built in storage cupboard with hanging rails and loft access.

Bedroom 2

12'11" x 12'00"

Spacious double bedroom.

Bedroom 3

7'10" x 8'08"

Currently utilised as a hobby room.

Bedroom 4

7'10" x 8'08"

Currently utilised as a home study.

Shower Room

4'05" x 10'05"

Fitted with a three piece suite comprising a large walk in shower enclosure with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with cistern lever, tiled walls and an extractor fan.

Driveway

Private driveway providing off road parking for multiple vehicles.

Craft/Hobby Room

16'08" x 11'08"

With a pedestrian door, dual aspect windows, power and lighting.

Log Store

17'01" x 6'10"

Ideal for storing logs or coal.

Timber Garage/Outbuilding

16'11" x 21'00"

With power and lighting.

Workshop

20'04" x 40'04"

Ideal workshop, with double opening front timber doors, power and lighting.

Greenhouse

6'06" x 16'00"

Brick base greenhouse with a door to:

Potting Shed

5'11" x 7'00"

Outside Store

9'00" x 7'00"

Gardens

The property sits on a sizeable plot, which is most laid to lawn; measuring approximately 0.6 acres (sts). The plot is fully enclosed and features a variety of well established plants, shrubs and trees. The garden benefits from a paved patio seating area, providing the perfect space to soak in the sunshine or for outdoor dining and entertaining. The garden further features from a fully secure Cattery. You will also find a 40ft polytunnel, ideal for growing plants and vegetables. This really is any keen green-fingered enthusiast's dream.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 462277.

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.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

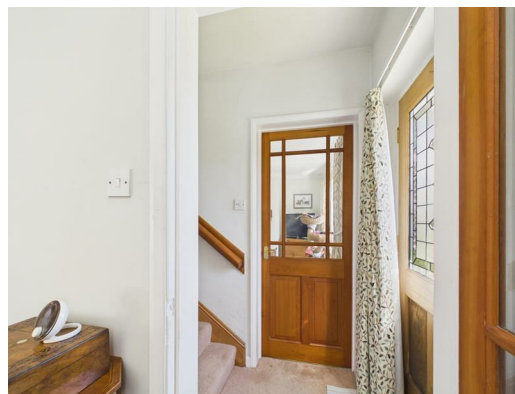
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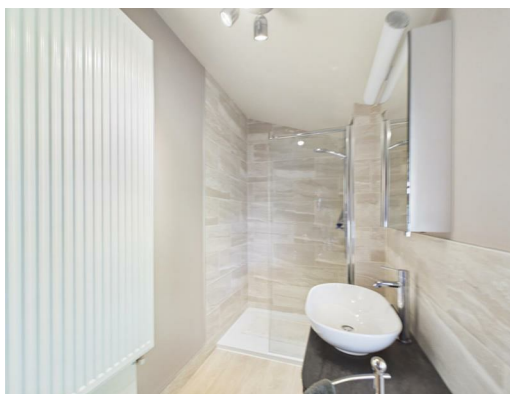
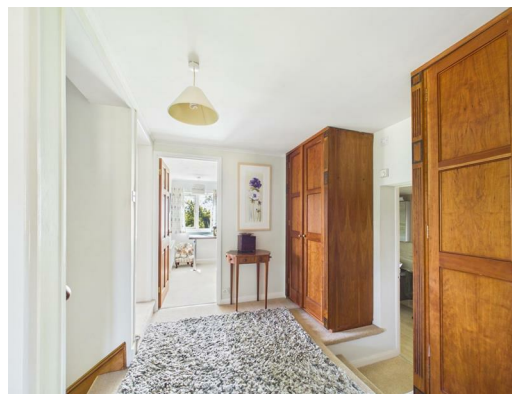
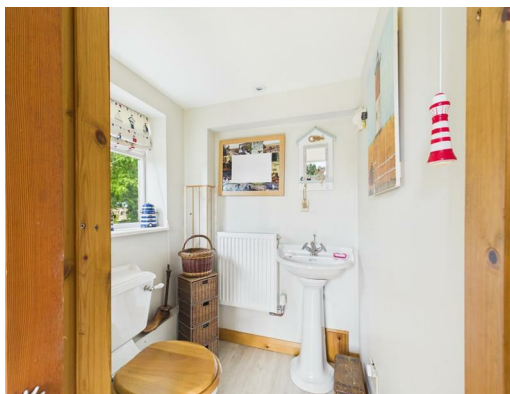
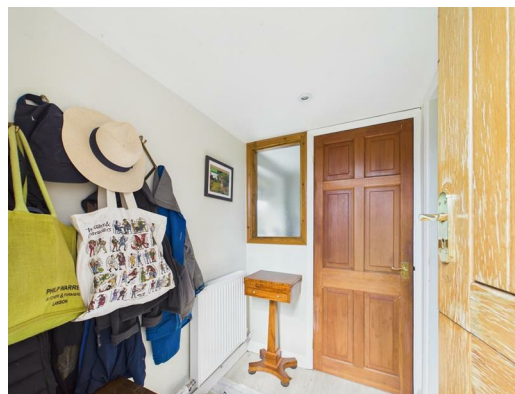
Tel. No. 01507 601 111

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.

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



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Floor 0 Building 5

Approximate total area⁽¹⁾
2923 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

Please use the postcode PE24 5AY to navigate to the property.

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		94	(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		

