



# CHOICE PROPERTIES

*Estate Agents*

Park House Main Road,  
Maltby le Marsh, LN13 0JP

Reduced To £625,000



Impressive, Detached Bespoke Residence featuring capacious rooms. Extensive Landscaped Gardens. Detached Double Garage. Close to Local Grammar School. Fantastic Location only a short distance from the sea. Motivated Sellers. Viewing a Must!

Built approx twelve years ago this magnificent home is located in the small country village of Maltby le Marsh and is ideally situated for both the coast with it's lovely sandy beaches and little coastal village of Sutton on Sea and the historic, charming market town of Alford with it's five sailed windmill, thatched manor house and good schools.

This stunning home has been built to a grand scale to the highest of specifications and it's piece de resistance is it's grand open plan Hall/Lounge/Dining Room benefiting from light, spacious and airy proportions.

With the added advantage of UPVC Double Glazed Lockable sash windows, Gas Fired Central Heating, Intruder Alarm System, High Ceilings, LED recessed lighting to most rooms and fast fibre broadband the extensive and well laid out internal accommodation consists of-

### **Grand Entrance Hall**

20'06" x 15'11" (to maximum point)

UPVC Double Glazed door with glazed side panels lead into the heart of this beautiful home. This most spacious airy living space currently provides open plan living which incorporates the Grand Entrance, Lounge & Dining Room. Beechwood flooring. Staircase with feature low level lighting leads to the landing.

### **Open Plan Lounge/ Dining Room**

30'6" x 13'8"

With beechwood flooring. Low voltage lamp sockets Power points. T.V. Aerial points. Low level radiator and wall radiator. Feature lighting over the dining area. Wall lighting to the Lounge area. Double opening french doors leading out on to the rear patio.

### **Sitting Room**

17'2" x 12'0"

Beechwood flooring. Radiator. Low voltage lamp sockets. Power points. T.V. Aerial point. Radiator. Double opening doors leading on to the rear patio.

### **Study**

13'8" x 12'9"

Beechwood flooring. Radiator. Low voltage lamp sockets. Power points. Telephone point. Intruder alarm.

### **Cloakroom**

5'10" x 6'06"

With push button flush w.c. Circular sink with mixer tap sat on glass vanity unit with drawer. Mirror with lighting over. Towel radiator. Attractive fully tiled walls and floor.

### **Kitchen**

18'6" x 14'10"

This gorgeous kitchen is fitted to a high standard with self closing doors and drawers and features an impressive centre island which houses ample cupboards and pan drawers and has a 5 ring gas hob with extractor hood over. Matching wall, base and drawer units with work surfaces over line the rest of the kitchen walls, together with floor to ceiling display cabinet with lighting. Floating display shelf with lighting. Double Stainless steel sink unit and drainer with mixer tap. Integrated dishwasher. Built in fan assisted oven and microwave. Built in American fridge freezer. Power points. Tiled floor. Electric floor fan heater. Two sets of double opening french doors leading to the rear patio and side patio. Door to:-

### **Utility Room**

10'4" x 6'8"

With ample wall, base and drawer units with work surfaces over. Plumbing for automatic washing machine. Electric consumer unit. Cupboard housing Halstead Gas boiler and Heatrae Sadia mega flo hot water tank.

### **Landing**

20'06" x 9'00"

Radiator. Power points. Loft access.

### **Bedroom 1**

18'6" x 14'10"

Radiator. Power points. Bed Head lights. Large walk in storage room which could be used as a dressing room. Double opening UPVC French doors which open on to a pleasant balcony which overlooks the rear garden. Low level lighting to:-

### **En-suite Bathroom**

13'08" x 9'08"

With free standing roll top bath with mixer tap. Double walk in shower with shower rose. Two circular sinks with mixer taps set on a most attractive tiled floating shelf with double mirrors above. Back to wall push button flush w.c. Tiled walls and floors. Manorse extractor fan. Towel radiator.

### **Balcony**

6'8" x 10'4"

### **Bedroom 2**

13'8" x 12'9"

Radiator. Power points. Bed Head lighting. T.V. Aerial point. Low level lighting to:-

### **En-suite**

6'11" x 6'06"

With corner shower cubicle. Push button flush w.c. Circular sink unit with mixer tap set on attractive vanity unit with matching mirror over and swivel shelving. Manrose extractor fan. Tiled walls and floor. Towel radiator.

### **Bedroom 3**

26' x 10'08" (to maximum point)

Power points. T.V. aerial point. Two radiators. Bed head lighting. Door to Jack and Jill en-suite.

### **Jack and Jill En-suite**

12'00" x 6'02"

With corner shower cubicle. Pedestal wash hand basin. Push button flush w.c. Manrose extractor fan. Towel radiator. Second radiator. Tiled walls. Door to:-

### **Bedroom 4**

13'8" x 13'8"

Radiator. Power points. Bed head lighting. Door to Jack and Jill en-suite.

### **Double Garage**

23'04" x 19'05"

Detached garage with pitched tiled roof and double roller shutter doors. Personal access door. Power and lighting.

### **Large Driveway**

A large driveway fronts the property and provides more than ample parking space for many vehicles.

### **Gardens**

This lovely home is fronted by a mature, attractive laurel hedge and attractive brick pillars open on to the extensive driveway which provides ample parking and turning space for many vehicles and gives access to the large detached double brick built garage. The front garden area has also been landscaped to include many interesting, colourful shrubs and bushes and access either side of the house leads to the rear garden which is extremely large and features well tended lawns, mature trees, beautiful shrubs and plants and towards the bottom an attractive archway leads into a further private lawned area. Exterior garden lighting spotlights individual plants to enhance the garden in the evening after the sun has gone down on the large sunny rear patio areas which provides superb relaxation space.

### **Tenure**

Freehold

### **Council Tax Band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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 F

### **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 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.



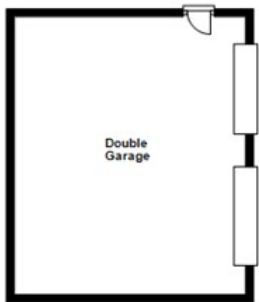




Ground Floor



First Floor



# Directions

Take a left out of our Office and head north towards the junction with the Church, take a right here and continue along the A1104 in the direction of Mablethorpe, continue along this road all the way into the village of Maltby le Marsh, continue through the village until you come to Park House on the left hand side (our For Sale board will be outside).

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		79	84
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		77	82
EU Directive 2002/91/EC			

