



CHOICE PROPERTIES

Estate Agents

Kathmar, 2 Strubby Road,
Maltby Le Marsh, LN13 0JN

Reduced To £255,000



It is a pleasure for Choice Properties to bring to the market this impressive and beautifully presented three bedroom semi-detached house with a generously sized driveway providing parking for numerous vehicles. This fantastic property further benefits from a spacious extension to the rear and sits proudly upon an attractive and generously sized garden. Early viewing is highly advised.

Offering a flexible layout, the abundantly light and well maintained accommodation comprises:-

Entrance porch

Door to:-

Hallway

13'5" x 5'10"

Staircase to the first floor, thermostat controls, door to:-

Reception Room

15'11" x 12'10"

Feature fireplace set into surround, TV Aerial point, telephone point, cupboard housing the wall mounted boiler.

Kitchen

7'1" x 16'2"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and stainless steel mixer taps, space for a range cooker, cupboard housing wall mounted consumer unit, space for fridge/freezer, partly tiled walls, plumbing for a dishwasher, featured stable doors leading to:-

Store Room

8'5" x 6'8"

Fitted with a range of wall and base units with worktops over, partly tiled walls, space for fridge freezer, door to:-

Utility

12'1" x 3'10"

Plumbing for a washing machine, space for a tumble dryer, door to side aspect leading into the garden.

Landing

9'9" x 6'7"

Loft access - boarded with pull down ladder and lighting.

Bedroom 1

11'1" x 16'3"

Spacious double bedroom, cupboard housing the hot water cylinder, corner shower with mains shower over.

Bedroom 2

9'6" x 9'5"

Double bedroom.

Bedroom 3/Dining Room

13'8" x 10'1"

Feature fireplace set into surround with wooden mantle and tiled hearth, telephone point, dining space.

Bathroom

5'8" x 6'6"

Fitted with a three piece suite comprising panelled bath with stainless steel mixer taps and mains shower attachment over, wash hand basin set into vanity unit with single taps, close coupled wc, tiled splash backs.

Driveway

Gravelled driveway providing off road parking for multiple vehicles including an electric hook up for a caravan/motorhome.

Garage

19'10" x 12'00"

With up and over door, power and lighting, extra appliance space.

Please note

The property has Solar panels, which are owned outright.

Garden

To the rear of the property you will find a privately enclosed and generously sized garden which is laid with well tended lawn, and features an abundance of colourful plants, trees and shrubbery throughout. Paved footpaths lead towards the Summerhouse which benefits from power and lighting, and a Greenhouse which are both included in the sale. The garage can be accessed via a pedestrian door to the side. Timber gates to the side of the property provide access to the front garden and driveway.

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

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

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.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

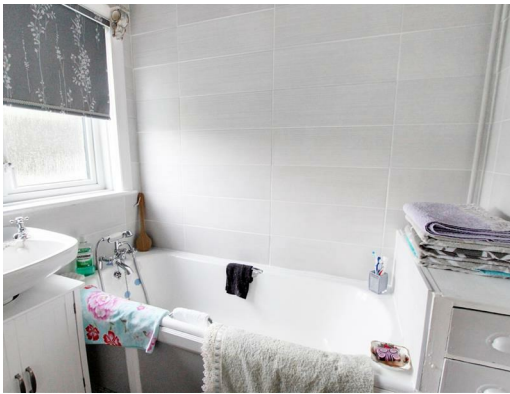
Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

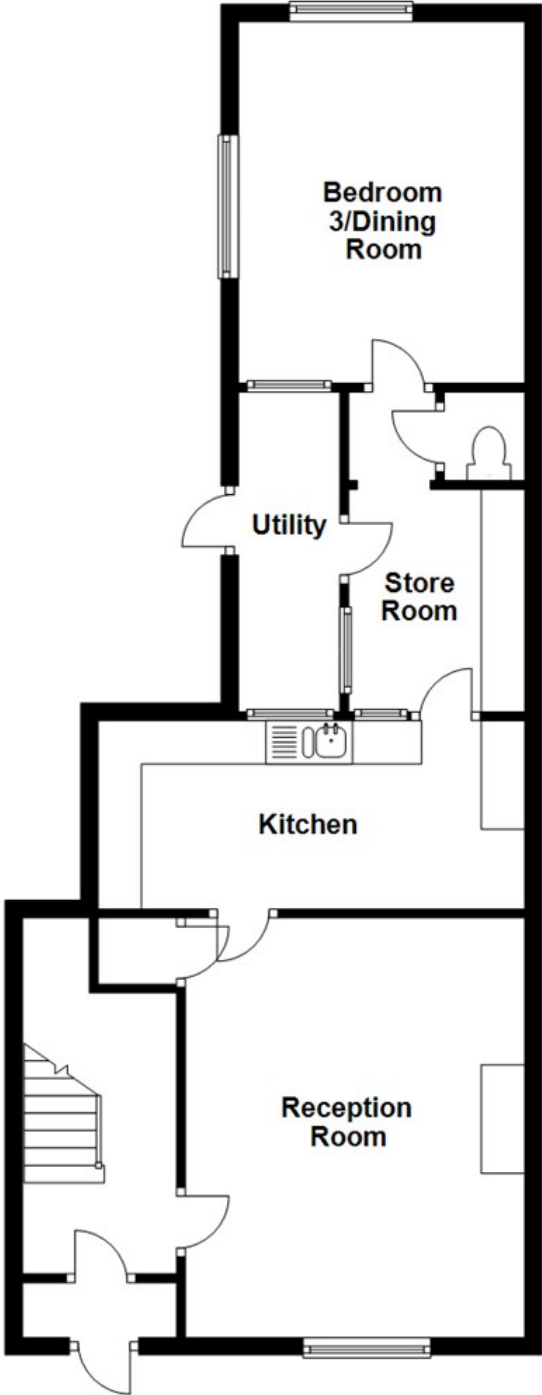
Saturday 9.00 a.m. to 3.00 p.m.

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.

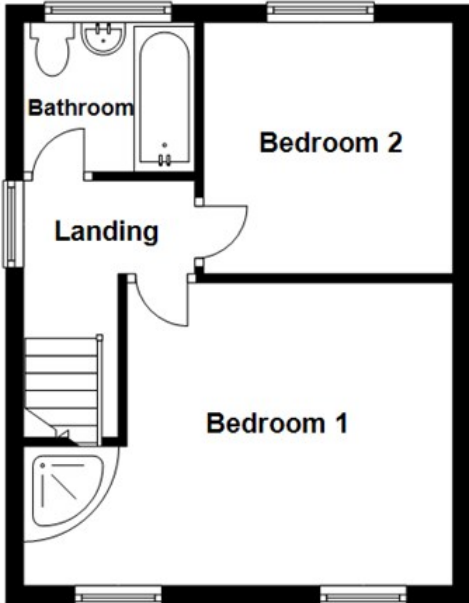




Ground Floor



First Floor



Directions

From our Mablethorpe office head into Maltby Le Marsh and continue through the village until you reach the junction where you can turn left onto Strubby Road (A157 - signposted Louth). Kathmar can be found a short way along on your left hand side.

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		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

