



CHOICE PROPERTIES

Estate Agents

Dalmore Maltby Road,
Alford, LN13 0JF

Price £315,000



Choice Properties are delighted to present this superb three bedroom detached house offering generously proportioned rooms throughout and a bathroom as well as a shower room. This spacious property is located in a pleasant position between the charming historic market town of Alford and the coastal town of Mablethorpe. This impressive property further benefits from a generously sized rear garden, looking out over open fields as well as open views to the front over paddocks and farm land. Early viewing is recommended.

Benefitting from a brand new drainage system, the abundantly light and bright internal accommodation comprises:

Entrance Hall

10'9" x 10'1"

Front entrance door. Stairs to first floor landing. Under stairs storage cupboard. Wall mounted thermostat controls.

Kitchen/Diner

11'10" x 18'10"

Fitted with wall and base units with work surfaces over, one and a half bowl ceramic sink unit and drainer with mixer tap over, integral four ring induction hob and integral 'Bosch' oven. Space for freestanding fridge/freezer. Plumbing and space for dishwasher. Space for dining table and chairs. Part tiled walls. Tiled flooring. Free standing oil fired boiler.

Reception Room

19'10" x 11'4"

Light and airy reception room benefitting from a large picture window to the front aspect and sliding doors to the rear, leading to the garden. Fireplace set in feature surround. Telephone point and TV aerial point.

Utility/Store Room

12'9" x 9'11"

Space and plumbing for a washing machine. Wall mounted consumer unit. Door to downstairs shower room.

Shower Room

5'6" x 6'0"

Fitted with three piece suite comprising shower enclosure with shower over, wash hand basin set in vanity unit and wc.

Landing

10'7" x 8'5"

Loft access. Doors to:

Bedroom 1

15'9" x 11'3"

Spacious double bedroom. Window to the rear aspect.

Bedroom 2

11'11" x 10'0"

Spacious double bedroom. Window to the rear aspect.

Bedroom 3

7'5" x 10'0"

Window to the front aspect.

Bathroom

8'9" x 8'5"

Fitted with white four piece suite comprising panelled bath with taps over, shower enclosure with shower over, dual flush wc and wash hand basin set in vanity unit. Tiled flooring. Part tiled walls.

Driveway

Providing off street parking for multiple vehicles.

Garden

To the rear of the property you will find a spacious, privately enclosed garden with hedging to the boundaries. The garden is laid mostly to lawn and looks out over beautiful open views to the rear. This generous garden also benefits from a paved patio area, with timber built summer house and workshop. Please note the garden is currently being re-turfed after the installation of the new drainage system.

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 D.

Viewing Arrangements

By appointment through Choice Properties on 01507 462277.

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 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.

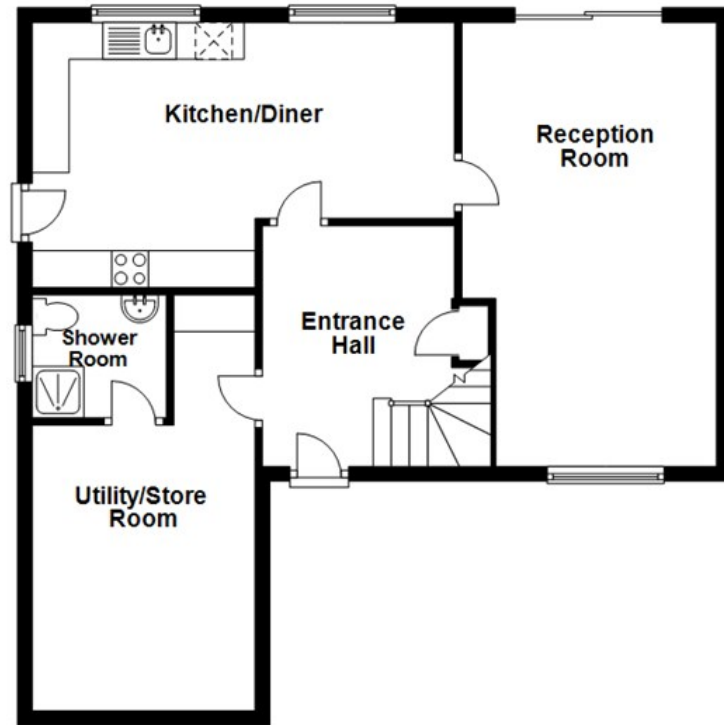
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



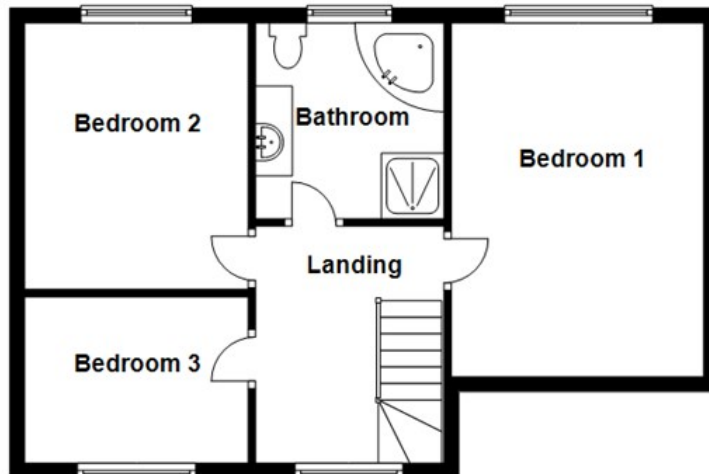




Ground Floor



First Floor



Directions

From our Alford office head along South Market Place towards the junction with the Church. Turn right and follow this road out of Alford. Continue on this road until you enter the village of Beesby. The property can then be found on your left-hand side, just before the turning for Pinfold Lane on your right-hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

