

Hollybrook Beesby Road,  
Maltby Le Marsh, LN13 0JH

Price £149,950



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WHY NOT MAKE US "YOUR" CHOICE \*\***

The property has the benefit of Gas central heating plus UPVC double glazing. Internally the accommodation consists of:

### **Front entrance door to:**

#### **Entrance Hall**

14'5" x 4'1"

Open plan to the Lounge. Radiator. Smoke alarm.

#### **Lounge**

14'10" x 14'0"

Bow window. Electric fire set in feature surround. Radiator. Centre lighting.

#### **Kitchen/Dining Room**

24'10" x 8'9"

Fitted wall and base units with work surfaces over. Integrated Electric oven and grill plus 5 ring Gas hob with extractor hood over. 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Spot lighting. Double opening doors leading out to the rear garden. Access to the loft area. Electric consumer unit.

#### **Inner Hallway**

17'9" x 2'7"

Radiator. Smoke alarm.

#### **Bedroom 1**

11'2" x 10'1"

Radiator. Fitted storage cupboard housing the Gas condensing combination boiler which supplies the central heating and hot water.

#### **Bedroom 2**

8'5" x 10'1"

Fitted wardrobes with bridging unit. Radiator. Double opening doors leading out to the side garden.

#### **Wet Room**

10'8" x 4'7"

Shower area with mixer shower, pedestal wash hand basin and w.c. with dual push button flush. Half tiled walls. Extractor fan. Spot lighting.

#### **Driveway**

To the front of the property is a driveway with parking for several cars.

#### **Gardens**

To the front, side and rear of the property are pleasant privately enclosed gardens which are laid to lawn with a variety of fruit trees and plants. Open outlook to the rear over farm land.

#### **Workshop**

Block built workshop located in the rear garden.

#### **Tenure**

Freehold

### **Council Tax**

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 A

### **Opening Hours**

Monday to Friday 9.00 a.m to 5.30 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

### **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.









## Hollybrook





# Directions

From Mablethorpe head inland on the A1104 to Maltby le Marsh. As you pass through the village continue past the turn towards Louth then on the 2nd bend (two new build houses) pull off the road and inbetween the new properties where you will find the entrance to Hollybrook.

