

The Chantry Main Road, Maltby Le Marsh, LN13 0JP

Reduced To £215,000



** ANOTHER SUCCESSFUL SALE BY CHOICE PROPERTIES...
WHY NOT MAKE US "YOUR" CHOICE **

This property has the benefit of central heating being provided by a back boiler to the multi fuel burner plus UPVC double glazed windows and doors. The well laid out internal accommodation consists of:-

Front Entrance door to:

Conservatory

13'0" x 8'10"

Wall lighting. Timber flooring. Double opening 'French' doors leading out to the side garden.

Hallway

8'4" x 7'8" to widest dimensions

L-shaped. Wainscoting to the walls. Wall lighting. Cupboard housing the electric meter. Access to the spacious boarded loft space which has good headroom and would be great for conversion (subject to planning).

Lounge

20'4" into bay x 11'4" extending to 16'

Bay window. 'Living flame' gas fire set in feature timber surround with tiled hearth. Timber flooring. Two radiators. Wall and centre lighting. Gas wall mounted heater.

Snug

10'3" x 7'10"

Multi fuel burner with back boiler which supplies the central heating and hot water. Feature timber fireplace with tiled hearth. Picture rail. Centre lighting. Telephone point. Feature shelving. Airing cupboard housing the hot water cylinder with immersion heater. Open plan leading through to:

Dining Room

13'6" x 6'6"

Radiator. Picture rail. Centre lighting. Open plan leading through to:

Kitchen

13'2" x 9'1"

Fitted wall and base units with work surfaces over. Stainless steel sink unit with mixer taps. Gas cooker point with filter hood over. Part tiled walls. Tiled floor. Plumbing for washing machine. Door to the side garden.

Bedroom 1

14'3" x 9'10"

Radiator. Fitted wardrobes. Picture rail.

Shower Room

6'0" x 4'5"

With three piece suite which consists of shower enclosure with electric shower, wash hand basin and w.c. Radiator. Fully tiled walls. Bamboo flooring.

Bedroom 2

12' x 8'6"

Double opening 'French' doors leading out to the garden. Door to:

En-suite Bathroom

12' x 4'6"

With four piece white bathroom suite which consists of a panelled bath with electric shower over, pedestal wash hand basin, bidet and w.c. Heated chrome towel rail/radiator. Fully tiled walls. Tiled floor. Spot lighting.

Bedroom 3

9'5" x 6'6"

Driveway

Spacious gravelled driveway with turn area and parking for several vehicles.

Gardens

To the front of the property is a paved path leading to the entrance door with a variety of trees, plants and flower. To the side is a courtyard garden which is paved with flower borders and a covered section. From the driveway is the rear garden which is split into different sections and has a variety of trees, plants, flower beds and borders. Vegetable garden. Summerhouse. Timber shed. Greenhouse. Paved patio area.

COTTAGE

Living Space

15'3" x 12'

Wood burning stove. Timber flooring. Sliding patio doors leading out to the decked area. Door to the rear patio area with open views over farm land. Pull down 'Murphy' bed. Open plan leading through to:

Kitchen

6' x 4'

Fitted base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Fully tiled walls.

Shower Room

5'3" x 4'

Shower area with electric shower, pedestal wash hand basin and w.c. Fully tiled walls.

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

Council Tax Band - C

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.30 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.

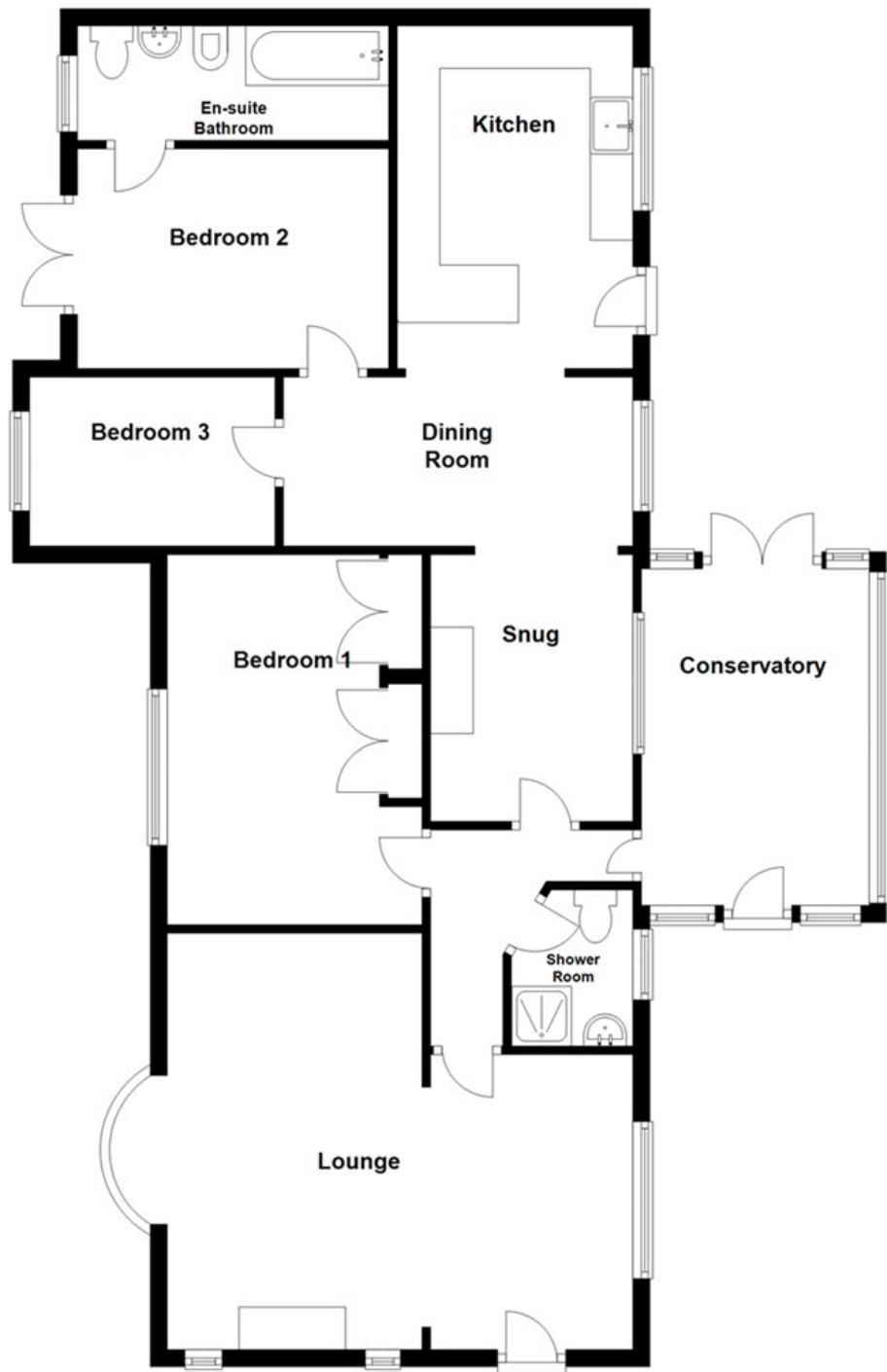
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Ground Floor



Directions

From Mablethorpe head towards Alford and the first village is Maltby le Marsh. You will be on Main Road as you go through the village. The Chantry can be found on your left hand side shortly before the petrol station. From Alford head in the direction of Mablethorpe, keep on this road and you will enter Maltby le Marsh. As you go through the village, pass the petrol station and The Chantry can be found on your right hand side.

