



ALFORD ROAD, MALTBY LE MARSH, LN13
GUIDE PRICE £465,000

TES Property offer for sale the opportunity to purchase this three/ four bedroom detached house located in the popular village of Maltby Le Marsh, with just a short drive to both the coast and the local town of Alford and all other amenities. This delightful property will consist of an open plan kitchen living diner, an additional lounge, utility and a ground floor bedroom and bathroom. To the first floor there are three further bedrooms, with an en-suite to bedroom 1 and a family bathroom.

With an allowance for the kitchen and bathrooms, viewing is a must to appreciate all is to offer!



REAR / NORTHERN ELEVATION

Hallway

Welcoming entrance hallway with front door with window to the side and a staircase leading to the first floor landing with a useful under stair storage cupboard. Doors lead into the kitchen, lounge, ground floor bedroom and shower room.

Open Plan Kitchen Living Diner

21'7" x 22'0"

The kitchen will be fitted with a range of wall, base and drawer units. There will be ample living and dining space whilst overlooking the rear garden with bi folding patio doors to the rear and an additional window to the side.

Lounge

13'10" x 14'8"

Sizeable lounge with window to the front.

Utility

12'10" x 5'1"

Fitted with a range of units. An internal door leads into the garage and an additional door leads to the rear garden.

Bedroom 4

9'10" x 13'10"

With window to the side.

Ground Floor Shower Room

3'11" x 13'10"

Fitted with a three piece suite consisting of a shower cubicle, wash hand basin and W.C.

First Floor Landing

Doors lead into all three first floor bedrooms and the family bathroom.

Bedroom 1

16'4" x 10'11"

With window to the rear and door into en-suite.

En Suite

3'3" x 8'6"

Fitted with a shower cubicle, wash hand basin and W.C

Bedroom 2

12'8" x 12'10"

With window to the front.

Bedroom 3

16'4" x 8'4"

With window to the front.

Bathroom

8'6" x 8'4"

Family bathroom fitted with a bath, wash hand basin and W.C

Garage

12'10" x 18'4"

Integral garage.

Allowances

Buyers will have an allowance of £10,000 for the kitchen and bathrooms.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

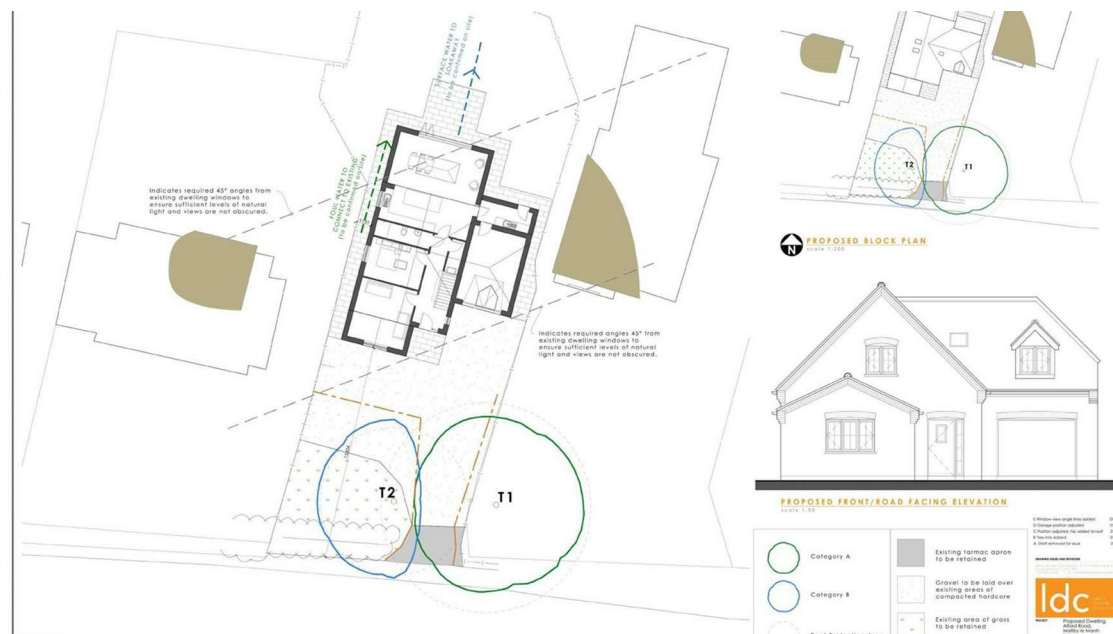
Viewings

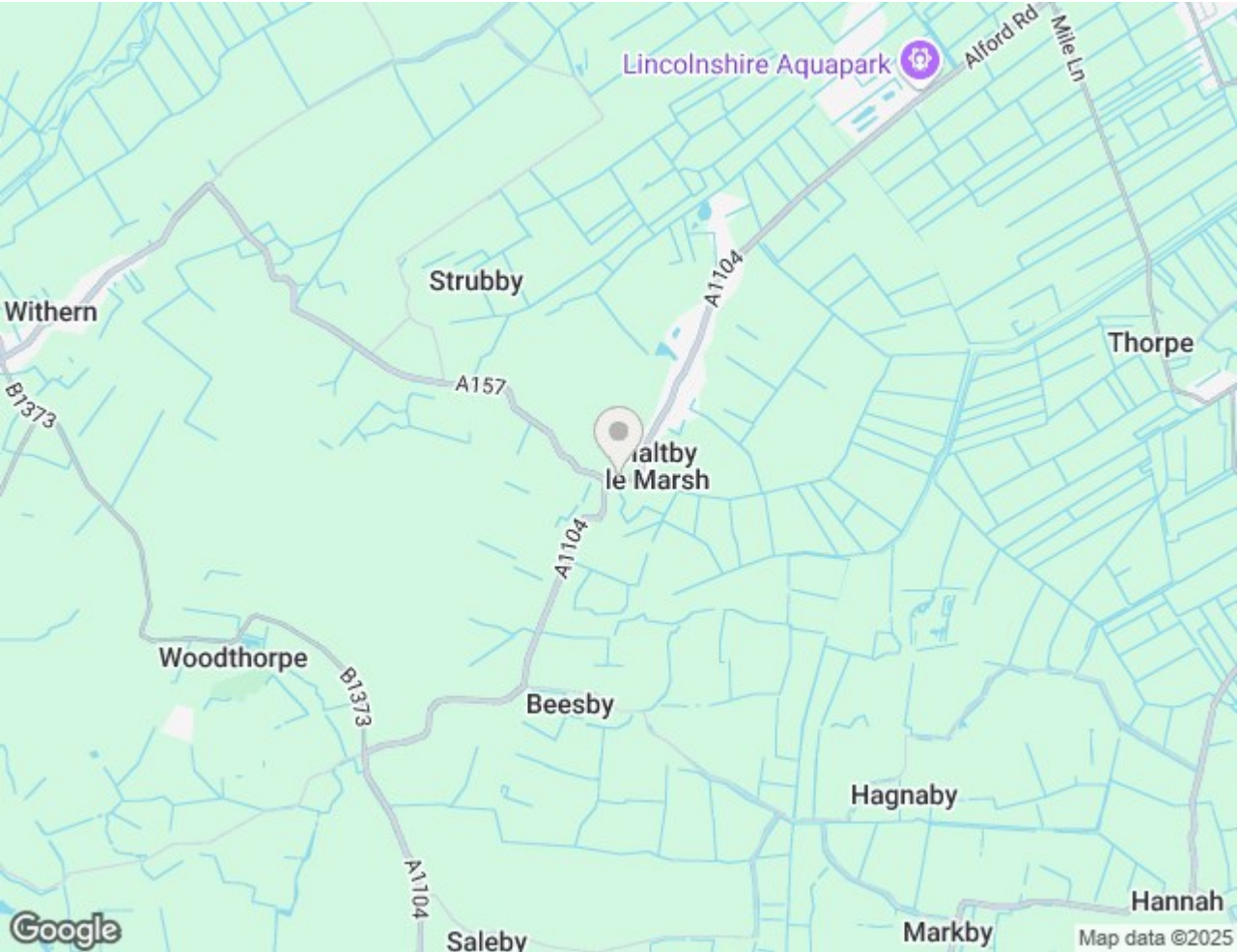
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.