



The Old Paddocks, Main Road, Maltby-le-Marsh

£475,000



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**Willsons**  
— SINCE 1842 —

# The Old Paddocks, Main Road, Maltby-le-Marsh, Alford, Lincolnshire, LN13 0JP

## "AGENT'S COMMENTS"

Completed in 2023, this beautifully built detached bungalow sits well back from the road and enjoys uninterrupted, far reaching views over open countryside for a truly immersive outdoor living experience. Designed with modern living in mind, the home combines energy efficiency with high end finishes, including solid oak internal doors, coordinated hard flooring, and underfloor heating throughout powered by an air source heat pump. The property offers fully enclosed gardens with a porcelain tiled terrace and pathways, a charming summerhouse, and a generous outdoor space perfect for relaxing or entertaining. Additional features include CCTV, an intruder alarm system, and a detached double garage with electric doors and an EV charging point. Inside, the layout is both stylish and practical. There are three well proportioned (double) bedrooms, including a master with en suite, and a spacious dining kitchen complete with a central island, integrated appliances, and bi fold doors opening directly onto the terrace. With its impressive 'B' energy rating and near show home presentation, this turn-key coastal retreat offers a peaceful escape from the hustle and bustle of everyday life.

## LOCATION

Maltby-le-Marsh is a village in East Lincolnshire situated approx. 4 miles from the market town of Alford and 4 miles from the coastal town of Mablethorpe. Both of these towns offer a wealth of amenities including doctor's surgeries and primary schools, with Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops both of independent & national chains, as well as cafes, pubs, restaurants and takeaways along with weekly street markets. Mablethorpe offers uninterrupted sandy beaches and offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, sitting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy and butchers and various other small supermarkets.



# Willsons

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124 West Street, Alford, Lincolnshire, LN13 9DR  
T.01507 621111 | E. [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Front of Property

Situated back from the roadway down a long gravel driveway with block paving pathway leading to a wide area of gravelled parking. With attractive block paving apron to the front of the double garage extending across the front of the property and leading to a composite entrance door, the property benefits from external lighting, CCTV, wall mounted property intruder alarm, wooden pedestrian gates to either side and boundaries of hedging and fencing.

### Living Room

14'9" x 17'0" into bay (4.5m x 5.2m into bay)

Generous triple aspect room with recessed TV cabling, laminate flooring and feature bay window to the front of the property.

### Dining Kitchen

23'11" x 13'1" (7.3m x 4.0m)

A wonderful light and bright space with vaulted ceilings to the apex and full height triple aspects with bi-fold doors spanning the full width leading onto the patio terrace with extensive views over open fields beyond. The kitchen offers ample storage with a stylish range of wall and base units complimented by marble sparkle worktops and corresponding upstands, Bosch ceramic hob with stainless steel extractor fan over, wide utensil and pan draws below and tiled splashback. The central free-standing island with corresponding worktop incorporates a breakfast bar, with stainless steel sink with 1.5 bowls and mixer tap, integrated Bosch dishwasher and wine refrigerator and integrated four compartment waste disposal drawer. This modern kitchen offers a further full height wall of fitted storage cupboards with integrated eye-level Bosch double ovens and full height 60/40 split fridge freezer. With partially tiled walls, downlighting and dining space with central pendant lighting this modern dining kitchen with practical wood-grain effect tiled flooring is the heart of the home and with full-span bi-fold doors invites with outside space right into the home!

### Utility Room

11'5" x 5'6" (3.5m x 1.7m)

Utility room situated adjacent to the kitchen with a range of wall and base units which correspond with the main kitchen, with marble effect worktop and under unit lighting, full height larder storage unit, stainless steel sink with mixer tap and draining board, tiled splashback, space and plumbing for integrated washing machine, extractor fan, tiled wood grain effect flooring continued from the kitchen, high level window and partially glazed composite rear door to the garden.

### Hallway

17'8" max x 7'6" max (5.4m max x 2.3m max)

Wide 'L'-shaped internal entrance hallway with bespoke fitted cloak storage to either side, composite partially glazed front door with corresponding dual side panels, loft access to boarded loft space with integrated ladder, intruder alarm control, room thermostat and wood grain effect tiled flooring.

### Master Bedroom

16'8" max x 14'9" max (5.1m max x 4.5m max)

'L' shaped master suite with wall of bespoke fitted wardrobes (3.0m x 0.6m), laminate flooring, room thermostat and dual opening window to the front of the property.

### Ensuite Shower Room

7'2" x 6'2" (2.2m x 1.9m)

With low level shower tray, rainfall shower, glazed panels and tiled surround, wash basin vanity unit with tiled splashback and wall hung mirror over, corresponding concealed cistern WC unit, chrome electric towel radiator, down lighting, extractor fan, room thermostat, tiled flooring and window with obscure glazing.

### Bedroom Two

14'5" max x 10'5" (4.4m max x 3.2m)

With room thermostat, laminate flooring and dual opening window with views over the rear garden and fields beyond.

### Family Bathroom

6'6" x 7'2" (2.0m x 2.2m)

Bath with mixer taps, rainfall shower over with additional hand cassette, glazed shower screen and tiled surround, WC wash basin combination vanity unit with mixer tap, additional storage and tiled splash back, wide electric chrome heated towel radiator, wall hung vanity mirror, extractor fan, room thermostat, tiled flooring and dual opening window with obscure glazing.

### Bedroom Three

14'5" max x 9'2" (4.4m max x 2.8m)

With bespoke fitted wardrobes (1.6m x 0.6m), room thermostat, laminate flooring and dual opening window to the rear garden.

### Garden

The perfect opportunity to 'Escape to the Country' to purchase a recently built home with immersive countryside views - a rare gem indeed. This generously sized, fully enclosed private rear garden set to lawns with no neighbour overlook, features a wide porcelain tiled central patio terrace, further smaller area of matching patio and corresponding porcelain tiles providing pathways to all sides. There is a wooden seating pergola, feature winding pathway with uplighting running to the summerhouse, an area of gravelled storage, garden shed, external wall tap, CCTV, external lighting, air-source heat pump and pedestrian access to either side of the property via wooden gates. This garden offers low fencing to enjoy the far reaching views over open countryside for a truly immersive outdoor living experience.

### Summerhouse

11'1" x 9'6" (3.4m x 2.9m)

Recently purchased substantial wooden summerhouse with power and lighting, tiled flooring, fully opening windows to three sides and double French doors to the front covered verandah, with external lighting, porcelain tiled patio and feature steps leading to the main terrace with feature ground level up lighting.

### Detached Double Garage

17'8" x 17'8" (5.4m x 5.4m)

Spacious double garage with double remote controlled electric roller shutter doors, area of worktop with space for under counter appliance, plant area for air source heat pump, open plan roof trusses, EV charging point and concrete flooring.

### Tenure & Possession

The property is Freehold with vacant possession upon completion.

### Services

We understand that mains electricity, water and drainage are connected to the property.

### Local Authority

Council Tax Band 'D' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

### Energy Performance Certificate

The property has an energy rating of 'B'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 0390-3985-4020-2197-8575

### Viewing - Alford

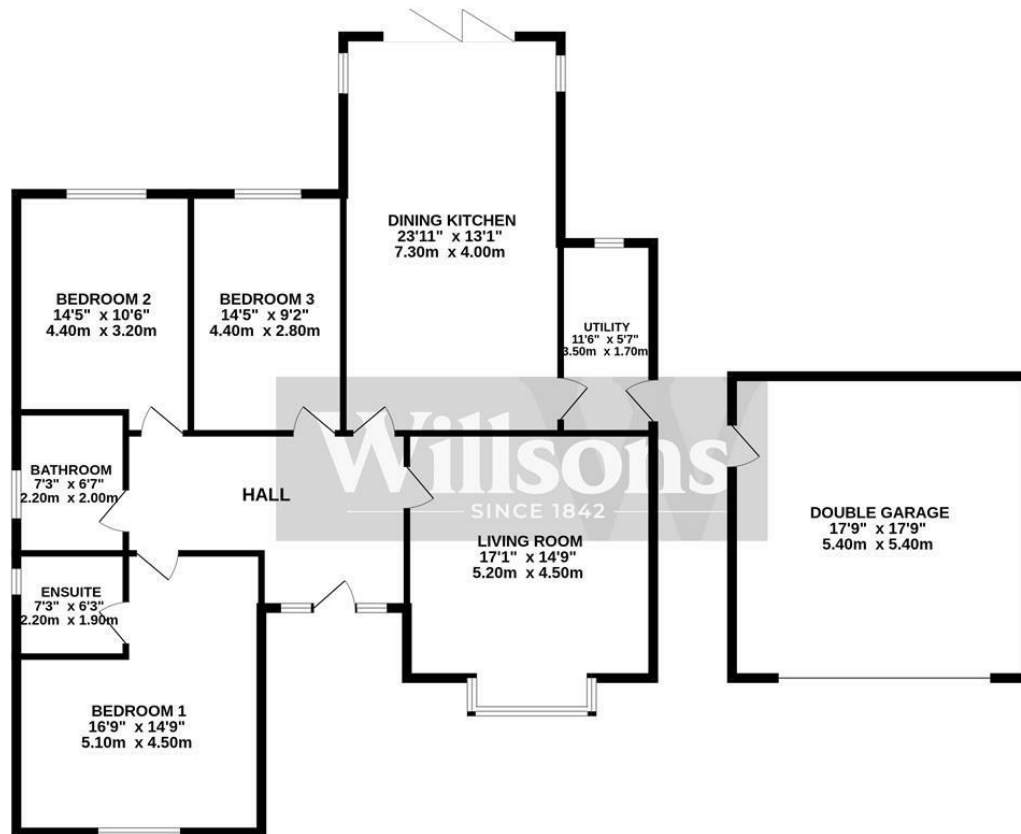
Viewing is strictly by appointment with the Alford office at the address shown below.

### Directions

From the A1104 between Alford and Mablethorpe, enter the village of Maltby-le Marsh. The property can be found on the right down a long private gravel driveway just after a set of double bends. [What3words:///lifestyle.shook.origins](http://What3words:///lifestyle.shook.origins)



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026

### FLOORPLAN Not to scale – For identification purposes only

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