

Corner House, Beesby Road, Maltby-le-Marsh

£925,000

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Willsons

SINCE 1842

Corner House, Beesby Road, Maltby-le-Marsh, Alford, Lincolnshire, LN13 0JH

"AGENT'S COMMENTS"

This stunning recently built family home offers all that can be desired in a modern, attractive, energy efficient property. With triple garage accomodating a lounge, bar, games room and home cinema, the property offers the height of luxury with its own sauna and home gym. Providing the ultimate living dining kitchen with high-end appliances and bi-fold doors to the private landscaped rear garden, this is the perfect entertaining space combined with a functional and well designed family home. With three en-suite bedrooms, master bedroom with luxurious freestanding bath and dressing room, the property is tastefully furnished with a high-end finish to include oak doors, luxurious flooring with underfloor heating, corresponding kitchen, utility and laundry room furniture providing a seamless flow to the property with granite worktops and integrated appliances, modern conveniences of electric gates, CCTV and sensor lighting and the modern home efficiency of owned solar panels and battery storage. This property is one of a kind and a rare find in this area, with viewing highly recommended for maximum appreciation of the home and location.

LOCATION

Maltby-le-Marsh is a popular coastal village located a few moments in-land of the Lincolnshire coastline, which offers blue flag beaches and English Nature wildlife reserves. The beautiful wolds market towns of Alford and Louth are within easy reach and located the foot of the Lincolnshire Wolds designated an Area of Outstanding Natural Beauty, popular with walkers and nature enthusiasts alike. With several highly-rated primary and secondary schools close by to include a number of grammar schools, the facility of dentists, doctors and the amenity of the towns of both Alford and Mablethorpe close by offering a variety of both independent and national brand shops, eateries include cafes, pubs, restaurants and a variety of takeaways. Nearby Louth and Alford are market towns, with weekly fresh produce street markets, as well hosting periodic craft markets and events. There are a range of clubs and societies for various ages in the surrounding villages and towns.

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Grounds
Situated within a fully enclosed boundary behind an electric sliding gate with intercom facility onto expansive two-tone gravel driveway leading to the triple garage and further area of parking to the right of the property with tegular block paving, accessed via double wooden gates and leading to the rear garden.

External Porch
Oak framed open-plan porch over wide granite pathway to the front of the property leading to central composite front door

Entrance Hallway
20'0" x 8'2" (6.1m x 2.5m)
Central entrance hallway with oak staircase and glazed balustrade with quartz tile feature wall and continuous tiled flooring.

Living Dining Kitchen
34'1" x 33'5" max (10.4m x 10.2m max)
An exceptional living dining kitchen space with central island illuminated by feature chandelier over granite worktops, inset granite sink with four-way tap offering still, sparking, chilled and boiling water, integrated induction hob with down-ward pull extractor, full bank of fitted units housing an extensive range of high-end AEG integrated appliances to include conventional oven, steam oven, microwave oven, plate warmer, vacuum bag sealer and coffee machine, wine cooler, full height integrated fridge, freezer and integrated dishwasher.

The space extends to the living and dining area with corresponding tiled flooring throughout, double oak doors to the central hallway, two sets of bi-fold doors lead from the living space and dining area onto the patio. The dining space offers a light and bright triple aspect complimented by a central ceiling lantern.

Utility Boot Room & Separate WC
7'10" x 12'1" (2.4m x 3.7m)
With wall of fitted storage corresponding with the kitchen and laundry room to include integrated pantry cupboard, granite worktop with corresponding upstands, ceramic sink with 1.5 bowls, drainer and mixer tap, full height integrated AEG fridge and freezer, cloak hanging and shoe storage. There is a separate WC with washbasin vanity unit and illuminated mirror.

Laundry Room
11'1" x 8'2" (3.4m x 2.5m)
With full wall of fitted storage with eye level integrated Miele washing machine and tumble dryer, further wall of base units with granite worktop and corresponding upstands, ceramic sink with 1.5 bowls, drainer and mixer tap and room extractor fan.

Triple Garage
40'0" x 24'3" (12.2m x 7.4m)
Triple garage with three insulated electric garage doors, utility kitchen with range of units incorporating sink with mixer tap, integrated washer, tumble dryer and American fridge freezer, concrete flooring with specialist industrial paint finish and plant area for the solar installation is to one end of the garage.

Gym Complex & Sauna Suite
36'1" max x 25'3" (11.0m max x 7.7m)
With large area for gym equipment with stylish acoustic wall boarding finish, newly installed Holls Utopia sauna with fully glazed front, shower room with walk-in rainfall shower and separate WC and bi-fold doors with views over the patio and garden.







Lounge, Bar, Games Room & Cinema Room
40'4" x 15'5" & 20'11" x 21'7" (12.3m x 4.7m & 6.4m x 6.6m)
Optimising the ample space over the triple garage, this ultimate home accessory incorporates a sumptuous lounge/bar area and fabulous games room with separate cinema screening room with acoustic boarding and 85 inch Samsung smart TV, row of 5 Valencia Bellagio home cinema seating - the ultimate entertainment space!

Interlinking Hallway
Stylish interlinking hallway providing seamless flow direct from the garage to the main house with external door to the driveway and onward to the rear garden.

Living Room
20'4" x 15'5" (6.2m x 4.7m)
Dual aspect room with central chimney breast wall with recessed fireplace to functional chimney, quartz tiled hearth and oak mantle, carpeted flooring and bay window.

Snug
11'5" x 16'0" (3.5m x 4.9m)
With bay window and carpeted flooring.

Master Bedroom with En Suite & Dressing Room
21'7" x 17'8" (6.6m x 5.4m)
Dual aspect room with feature central free-standing double ended bath on raised tiled platform, remote control ceiling fans and carpeted flooring.

Master En Suite Shower Room
6'6" x 9'2" (2.0m x 2.8m)
With walk-in rainfall shower with smart shower controls, glazed shower screen, low level tray and illuminated extractor fan, full span wash basin WC combination vanity unit with illuminated mirror, additional storage and mosaic tiled splashback, heated towel radiator, tiled walls and flooring.

Master Dressing Room
18'8" x 7'2" (5.7m x 2.2m)
Dressing room with fitted wardrobes, corresponding storage space and two velux windows.

Bedroom Two with En Suite
11'5" x 16'0" (3.5m x 4.9m)
With carpeted flooring and bespoke fitted wardrobes with storage solution interior and mirrored sliding doors.

En-Suite Shower Room
7'10" x 5'6" (2.4m x 1.7m)
Comprising shower cubicle with rainfall shower, wash basin WC combination vanity unit with additional storage, heated towel radiator, illuminated extractor fan, tiled walls and flooring.

Bedroom Three with En Suite
12'9" max x 15'5" (3.9m max x 4.7m)
With carpeted flooring and bespoke fitted wardrobes with storage solution interior and mirrored sliding doors.

Ensuite Shower Room
8'6" x 5'6" (2.6m x 1.7m)
Comprising shower cubicle with rainfall shower, wash basin WC combination vanity unit with additional storage, heated towel radiator, illuminated extractor fan, tiled walls and flooring.

Plant Room
7'10" x 9'10" (2.4m x 3.0m)
Plant room to the first floor with fitted storage accommodating twin Worchester Bosch Green Stars central heating boilers and twin Worchester Bosch unvented 216 litre water cylinders also heated by the solar installation.







Family Bathroom
8'2" x 15'5" (2.5m x 4.7m)
Stylish family bathroom with double wash basin vanity unit with illuminated mirrors, combined WC and storage, free-standing double ended bath with filler tap, glazed shower enclosure with low level shower tray and rainfall shower, heated towel radiator, extractor fan, partially tiled walls, porcelain floor tiles, partially vaulted ceilings and dormer window.

Bedroom Four
12'9" x 18'4" (3.9m x 5.6m)
With fitted wardrobes with mirrored sliding doors, dormer window and carpeted flooring.

Bedroom Five
26'2" x 10'5" (8.0m x 3.2m)
With fitted wardrobes with mirrored sliding doors, partially vaulted ceilings and carpeted flooring.

Walk-In Linen Storage
3'7" x 9'2" (1.1m x 2.8m)
Accessed from the landing of the third floor with carpeted flooring.

Gardens
Private rear garden with fully enclosed boundaries set to lawns with raised dwarf brick beds to the borders with with mature plants, shrubs and small trees, central raised dwarf brick wall planter, large granite patio edged by feature dwarf walling expanding across to the entire rear of the property, ornamental pond with water feature and lighting feature, area of decking with pergola over (recent hot tub by separate negotiation), external lighting, area of gravel storage to the rear of the garage accommodating wooden garden shed on concrete base, and enclosed boundaries of hedging, brick wall or fencing.

Solar & Battery Storage Installation
The solar installation is mounted on the triple garage and consists of 11x 430w Trina vertex panels, mounted using the GSE in-roof system. The inverter specification consists of 3.7 hybrid solax inverter with two 5.8 kWh solax batteries, the plant area for this being in the main body of the garage.

Additional Comments
The recently purchased hot tub and interior furniture would be available by separate negotiation.

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 Reference Number: 9860-3035-3304-5594-8200

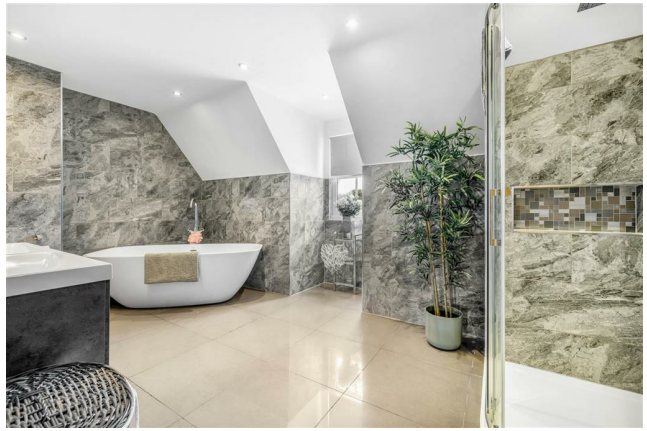
Local Authority
Council Tax Band 'G' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

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

Tenure & Possession
The property is Freehold with vacant possession upon completion.

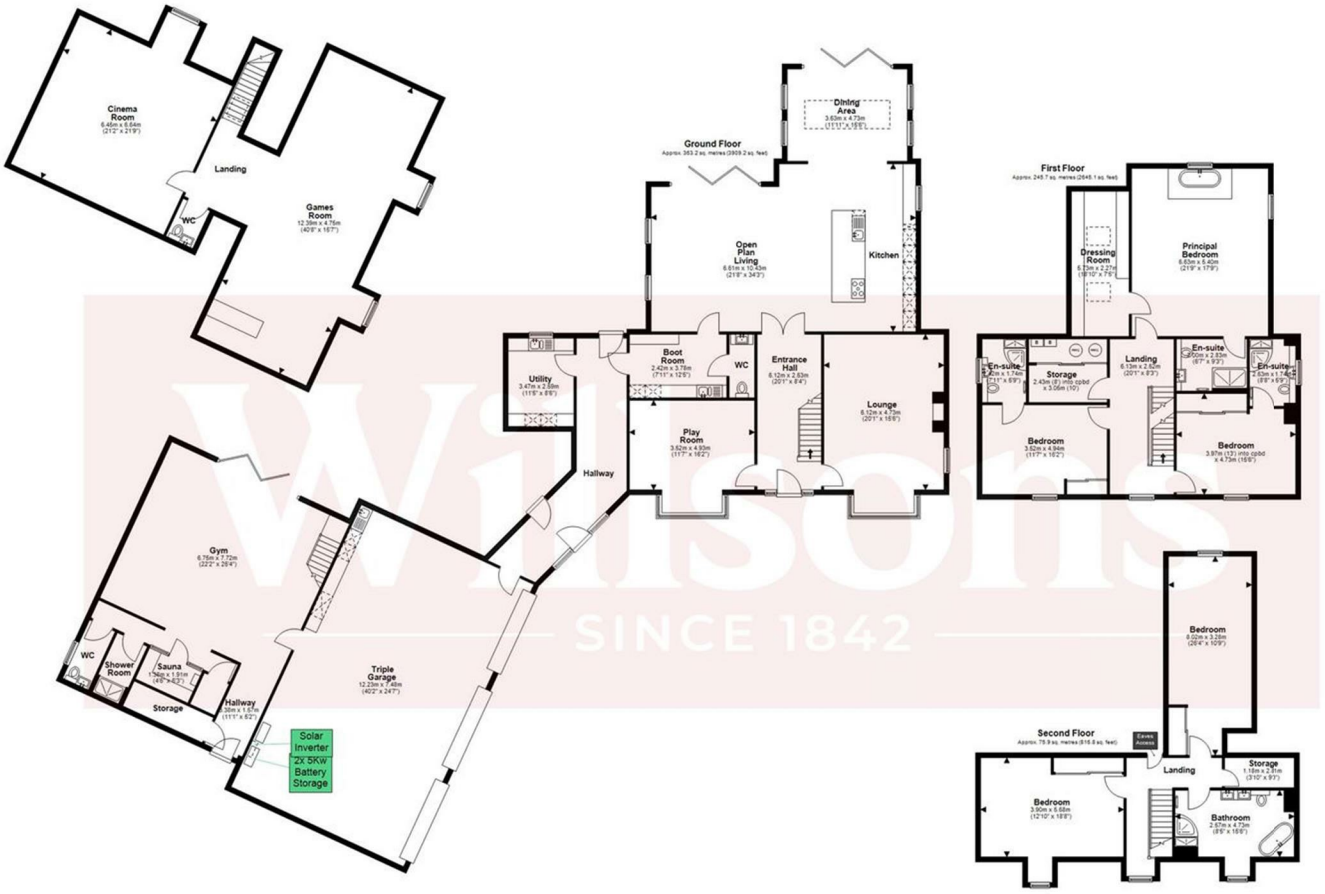
Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions
Located on a quiet private cul-de-sac on the outskirts of the village of Maltby-le-Marsh. From the A1104 Beesby Road between the towns of Alford and Mablethorpe, the property can be found on the left hand side on entering the village of Maltby-le-Marsh and is located immediately before the first set of double bends when entering the village. What3Words///wishes.outlooks.stitching









Total area: approx. 684.8 sq. metres (7371.2 sq. feet)





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.