Causeway Lodge, Main Road, Maltby-le-Marsh

£295,000

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Causeway Lodge, Main Road, Maltby-le-Marsh, Alford, Lincolnshire, LN13 0JP

"AGENT'S COMMENTS"

Set on a generous plot of 0.3 of an acre set primarily to lawns with extended open views to one side, whilst requiring a level of modernisation, this bungalow is of good proportions and set back nicely from the road, offers three bedrooms, dual aspect kitchen leading to the sunroom, bathroom with separate WC and an integral garage. The property benefits from uPVC double glazing and oil fired central heating, is situated with neighbours to one side only and is located in the popular coastal village of Maltby-le-Marsh only 4 miles from the beaches and coastal promenade of Mablethorpe.

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.

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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | **E.** alford@willsons-property.co.uk
https://www.willsons-property.co.uk

Front of Property
Primarily set to a lawns wrapping around the bungalow to three sides, with borders of mature shrubs, small trees and plants, long tarmac driveway with lighting divided from the neighbouring property via a post and chain boundary leading to the integral garage to the left of the property and wide parking bay across the front and concrete slab pathways to all sides. The property benefits from low hedging boundaries to one side providing endless views over open fields.

Entrance Porch
4'3" x 3'11" (1.3m x 1.2m)
Accessed via a fully glazed uPVC door with corresponding side panel into entrance porch with carpeted flooring leading to internal hallway.

Internal Hallway
16'8" x 8'6" max (5.1m x 2.6m max)
With two generous full-height built-in storage cupboards (2.1m x 0.5m and 1.6m x 0.5m) with fitted shelving and hanging space, the second of which accommodates the immersion tank, loft access, boiler thermostat, door chime and carpeted flooring.

Living Room
15'8"x 11'9" (4.8mx 3.6m)
Dual aspect room providing sizeable light and bright living space with two radiators, carpeted flooring and windows to the front and side of the property.

Bedroom One
9'10" x 12'9" (3.0m x 3.9m)
With full wall of fitted wardrobes and illuminated dressing table, radiator, wall lighting, carpeted flooring and window to the rear of the property.

Bedroom Two
10'2" x 11'9" (3.1m x 3.6m)
With full wall of fitted wardrobes and illuminated dressing table, radiator, wall lighting, carpeted flooring and window to the front of the property.

Bedroom Three / Dining Room
10'9" max x 10'2" (3.3m max x 3.1m)
With radiator, carpeted flooring and window to the side of the property with views over open fields.

Bathroom
7'6" max x 8'10" (2.3m max x 2.7m)
With wash basin vanity unit with storage below, low level bath with mixer tap and hand cassette, razor socket, radiator, tiled walls and flooring, window with obscure glazing.

Separate WC
5'10" x 2'7" (1.8m x 0.8m)
With WC, tiled walls and flooring, window with obscure glazing.

Kitchen
10'5" x 13'1" (3.2m x 4.0m)
Dual aspect room with extended views to the side, range of fitted wall and base units to include slimline pull out larder cupboard, space and plumbing for washing machine, space for freestanding cooker, stainless steel sink with draining board and three individual taps, one of which offers water softened supply of drinking water, radiator, tiled flooring and walls, wooden internal partially glazed door to sunroom.

Sunroom
11'5" x 6'2" (3.5m x 1.9m)
Dual aspect room with views over the rear garden and fields beyond, radiator, tile effect tile board flooring, internal window to the kitchen, uPVC partially glazed door to the rear patio, single glazed aluminium sliding patio door to the side of the property.

Garden
Set to lawns with borders of plants, area of concrete paving slab patio and corresponding pathways to the rear of the property and leading to the end of the garden, pedestrian access to the integral garage, external wall tap and lighting, two greenhouses, wooden shed, storage container unit on gravel base with paving slab apron, heating oil tank under garage verandah, pedestrian access to the side of the property and boundaries of chain link fencing and low hedging with extensive views over the adjacent fields.

Integral Garage
21'3" x 9'6" (6.5m x 2.9m)
With up-and-over garage door, power and lighting, concrete flooring , cubicle housing WC, independent fuse box, Thorn oil heating boiler, water softening unit and wooden single glazed window with security bars to the side.

Energy Performance Certificate
The property has an energy rating of 'TBC'. The full report is available from the agents or by visiting www.epcregister.com Reference Number:

Local Authority
Council Tax Band 'C' 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 electricity and water is connected to the property. Drainage is understood to a private domestic small sewerage treatment plant. Heating is via an oil-fired central heating system.

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
From the A1104 between Alford and Mablethorpe, enter the village of Maltby-le Marsh. The property can be found on the right after a set of double bends.
What3words//////huddling.belonging.novelists

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.