



Main Road, Saltfleetby, LN11 7SN
Asking Price £250,000

NO ONWARD CHAIN

TES Property are delighted to offer for sale this delightful detached property with large wrap around gardens and open fields to the front. Internally consisting of three bedrooms, en-suite shower room, bathroom, dining kitchen, lounge and conservatory. With the added benefit of an outbuilding with garage, W.C and workshop in the rear garden which could make a lovely annex. Viewing is highly recommended.

We have been advised that the property may be of non standard construction. Timber frame, with internal plaster boarding, insulated, with external weatherboarding coated with weatherproof rendering.

Location - Saltfleetby

Saltfleetby is a village near unspoilt miles of Lincolnshire coastline with views over open countryside, it is approximately 12 miles from Louth, 8 miles from Mablethorpe and 40 miles from Lincoln.

Until 1999 the village legally comprised three parishes, Saltfleetby St. Peter, Saltfleetby All Saints and Saltfleetby St. Clements, each one centered on the Church that gave it its name. However, the villages and Parish Councils now operate as one unified Village and Council.

Louth Town FC has its football ground at the West end of the village which is also the location of Marshlands Community Centre which holds events all year round. The village is within the catchment of North Somercotes Primary School, North Somercotes Academy and Grimoldby Primary School.

A section of the village seashore is part of the Theddlethorpe Dunes National Nature Reserve which is open all year round and comprises sea dunes and both saltwater and freshwater marshes, but for dune flora May-June is recommended, May-October for migrant birds and the winter months for wildfowl. The reserve is also one of only five locations in the UK where the natterjack toad can be found, on spring nights the males all sing loudly together to attract females.

There is also rural walks with a network of popular footpaths and beaches are only a short drive away. Saltfleet is the next village along, which is well serviced with a wealth of amenities including a public house; The New Inn which dates back to the 17th century, a convenience store, petrol station a fish and chip shop and numerous caravan sites.

ACCOMMODATION

Entrance via a UPVC double glazed door into hallway.

ENTRANCE HALLWAY 6' 7" x 20' 4" by 10' 2" x 9' 10" (1.83m 2.13m x 6.10m 1.22m by 3.05m 0.61m x 2.74m 3)



Entrance via a UPVC double glazed door. Power points. Telephone point. Radiator. Storage cupboards. Access to partly boarded loft.

DINING KITCHEN 11' 10" x 23' 0" to the widest dimensions (3.35m 3.05m x 7.01m 0.00m to the widest dimensions)

Fitted with a range of wall, base and drawer units with a complimentary work surface over. One and a half bowl stainless steel sink unit with drainer and mixer taps. Tiled splash backs. UPVC double glazed windows to the front and rear. Archway leading through to the dining area. Fitted shelved unit with space and plumbing for washing machine and tumble dryer T.V aerial point. UPVC double glazed door to rear garden.

KITCHEN



DINING ROOM



LOUNGE 14' 1" x 20' 4" (4.27m 0.30m x 6.10m 1.22m)



With feature fireplace with electric fire and marble surround. UPVC double glazed windows to front and side. Power Points. T.V aerial point. Radiator.

CONSERVATORY 8' 6" x 14' 0"5 (2.44m 1.83m x 4.27m 0.00m1.52m)



With archway into dining area. Tiled floor. Power Points. Radiator. UPVC door to side.

BEDROOM ONE 13' 1" x 13' 9" (3.96m 0.30m x 3.96m 2.74m)



Spacious double bedroom with UPVC double glazed window to rear. Telephone point. Radiator. Power points. Door to en suite shower room.

EN SUITE 9' 10" x 5' 11" to the widest dimensions (2.74m 3.05m x 1.52m 3.35m to the widest dimensions)



Fitted with a four piece suite consisting of w.c, wash hand basin, corner shower cubicle and bidet. Two shaving points. Airing cupboard housing the hot water cylinder. Partly tiled walls. Frosted UPVC double glazed window to rear. Radiator. Extractor.

BEDROOM TWO 9' 11" x 13' 1" (2.74m 3.35m x 3.96m 0.30m)



Spacious double bedroom with UPVC double glazed window to front. Power points. Radiator.

BEDROOM THREE 7' 11" x 13' 1" (2.13m 3.35m x 3.96m 0.30m)



With UPVC double glazed window to side. Radiator. Power Points.

BATHROOM 6' 7" x 5' 3" (1.83m 2.13m x 1.52m 0.91m)



Fitted with a three piece suite consisting of w.c, wash hand basin and bath. Partly tiled walls. Frosted UPVC double glazed windows to rear. Radiator. Extractor.

GARDENS



The property is fronted with a long gravelled driveway which leads round to the rear of the property and provides off road parking for several vehicles. The front garden is mainly laid to lawn and features a range of mature shrubs and trees. To the rear of the property there is a garden laid to lawn and a patio area. There are several flower borders and planters with mature shrubs and bushes throughout.

OUTBUILDING



Spacious outbuilding with a single garage door and sliding patio doors measuring 5.1m x 6m with an additional workshop (2.6m x 2.4m) and w.c (1.6m x 1.2m) to the side.

VIEWS



With open views out onto fields to the front and rear of the property.

Services

Water and electric are understood to be connected. The property has oil fired central heating and on main drainage. As agents we do not test or inspect any of the services or service installations and any interested parties should rely on their own survey.

Tenure

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

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

April 2023

Viewings

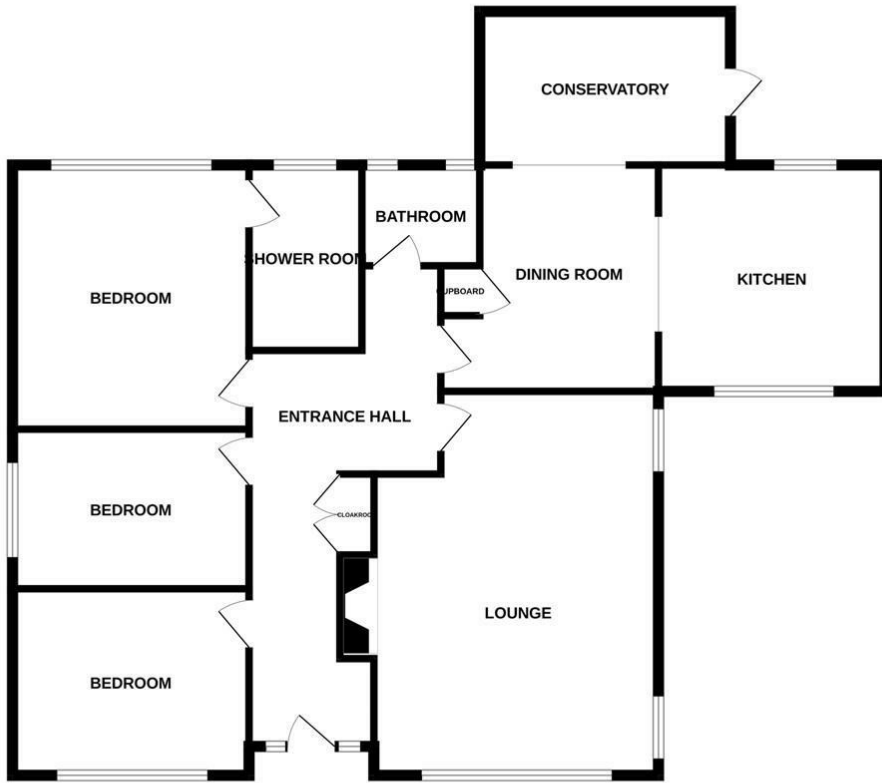
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

GROUND FLOOR

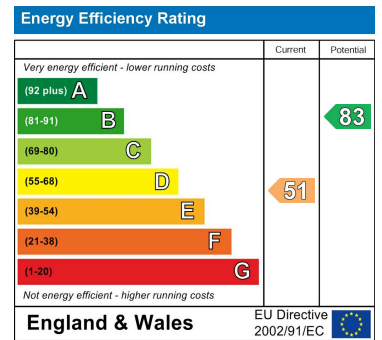


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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