



**Mitchells Cottage Main Road, Saltfleetby, Louth, LN11 7SS**

**Asking Price £215,000**

TES Property bring to the market this cosy detached cottage located in Saltfleetby, only 8.6 miles to the market town of Louth. The property benefits from off road parking for multiple vehicles along with a lawned rear garden with patio area. Internally the property consists of two/ three bedrooms to the first floor and an attractive kitchen, bathroom, dining room, utility, living room and conservatory to the ground floor.



### **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.

### **Breakfast Kitchen 12'5" x 11'7" (3.81m x 3.55m )**



Enter the property through a part glazed uPVC door into a welcoming breakfast kitchen, fitted with a comprehensive range of shaker style cream wall and base units with wood effect work tops, there is plumbing for a dish washer, space for a large fridge freezer and an

integrated electric oven with four burner LPG gas hob with extractor fan above. Dual aspect uPVC double glazed windows to the front and the rear, tiled floor and a central heating radiator. The kitchen is open plan into an inner hall.

### **Inner Hall**

With a uPVC double glazed window to the front aspect and door to the ground floor bathroom. The hall opens into the dining room.

### **Bathroom 6'3" x 7'8" (1.91m x 2.35m)**



Fitted with a white three piece suite comprising a 'P' shaped bath with mains fed shower over, a wash basin with vanity cupboards and drawers under and a close coupled W.C. The floor and walls are fully tiled, there is a uPVC double glazed frosted window to the rear and a central heating radiator.

### **Dining Room 10'2" x 9'11" (3.12m x 3.03m )**



With a uPVC double glazed window to the front aspect



and a central heating radiator, there are the original ceiling beams and a feature chimney breast with a wooden mantel with the option to reinstate a open fire or install and log burner. There is an open doorway into the Hall.

### Hall

With coat hooks and door to Utility room.

### Utility Room 6'0" x 4'9" (1.84m x 1.47m )

Having plumbing for a washing machine and space for a tumble dryer.

### Living Room 11'4" x 15'1" (3.47m x 4.61m )



With a uPVC double glazed window to the front aspect, a central heating radiator and a feature chimney breast with multi fuel stove. There are the original beams to the ceiling and wooden French doors to the conservatory.

### Conservatory 9'6" x 11'10" (2.91m x 3.61m )



With uPVC double glazed windows to three sides and an insulated roof. There are French doors leading onto the side patio.

### First Floor Landing

A split level landing with a uPVC double glazed window to the rear elevation and doors leading to all first floor rooms.

### Bedroom 1 11'5" (max) x 14'11" (max) (3.48m (max) x 4.57m (max))



Having dual aspect uPVC double glazed windows to the front and side and a central heating radiator.

### Bedroom 2



Having a uPVC double glazed window to the front aspect and a central heating radiator.

### Bedroom 3 / Study 7'10" x 6'3" (2.41m x 1.93m )

With a uPVC double glazed window to the rear and a central heating radiator.

## Outside



### Driveway & Courtyard Patio

There is a double width driveway to the side of the house with parking for four cars. A timber gate leads to the rear courtyard with a small space for a bistro table and chairs.

### Side Garden & Patio

The conservatory doors lead onto a side patio with ample space for alfresco dining. the patio is enclosed and a timber gate leads onto a fully enclosed lawn area.

### Services

Mains water, drainage and electricity are understood to be connected with oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### Tenure

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

### Brochure Prepared

April 2025.

### Council Tax

East Lindsey District Council Tax Band B.

### Viewings

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### Opening Hours

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

Saturday 9:00am to 1:00pm

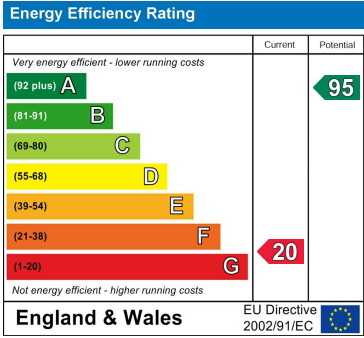


Floor Plan

Area Map



Energy Efficiency Graph



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.