



**The Little Acre, Sea Lane, Saltfleet, LN11 7RP**

**£225,000**

**\*NO ONWARD CHAIN\***

Located in the seaside village of Saltfleet in a well maintained residential area is this three bedroom detached bungalow. Internally comprising an entrance hall, dining room, living room, kitchen, shower room, three bedrooms and a conservatory. The property sits on a good sized plot with mature front, rear and side gardens with a double driveway and a lean to style car port.

### **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 are 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 Porch 9'6" x 3'8" (2.90m x 1.12m)**

uPVC double-glazed window to front aspect, uPVC double glazed access door to side.

#### **Dining Room 9'5" x 9'6" (2.88m x 2.92m )**



Having 2 x radiators, uPVC double-glazed door and side windows, sliding doors to living room.

#### **Living Room 15'11" x 11'6" (4.86m x 3.509m)**



With a uPVC double glazed bow window to front aspect, corner brick fireplace with stone hearth and wooden mantle, and central heating radiator.

**Kitchen 8'7" x 14'2" (2.63m x 4.33m )**



Fitted with a range of wall, base and drawer units with contrasting roll top worktop, electric oven and grill and 4 ring gas hob, stainless steel sink and drainer, space for freestanding fridge freezer, space for washing machine, wall mounted thermostat, uPVC double-glazed window to rear aspect.

**Bedroom 2 9'11" x 9'7" (3.03m x 2.93m)**



Having a central heating radiator, uPVC double glazed window to side aspect, double fitted wardrobes with useful storage cupboards above.

**Bedroom 3 9'6" x 11'4" (2.92m x 3.46m)**



Having a central heating radiator, uPVC double glazed window to front aspect, and loft access hatch.

**Rear Lobby**

Doors to:-

**Toilet/Cloakroom 4'3" x 3'10" (1.30m x 1.17m)**

Having a W.C, corner wash hand basin, uPVC double glazed window to side aspect.

**Shower Room 6'8" x 9'5" (2.05m x 2.88m)**



Having a corner shower cubicle, uPVC double glazed window to side aspect, central heating radiator, wash hand basin, W.C, tiled splashbacks, airing cupboard providing additional storage, shaver point and extractor fan.

### Bedroom 1 10'11" x 10'9" (3.35m x 3.30m)



Having a central heating radiator, uPVC double-glazed patio doors and windows to rear aspect, ceiling fan with light.

### Conservatory 10'5" x 10'7" (3.18m x 3.23m)



Lower brick walls with uPVC double-glazed windows and patio door.

### Garden



A pathway runs around the property, providing convenient access to all areas. There are two driveways, one of which benefits from a car port, ensuring ample off-road parking. The rear garden features a patio area, ideal for outdoor dining and entertaining, alongside a charming pond and a variety of mature trees and shrubs that enhance the sense of seclusion. Additional external features include a greenhouse, log store, and multiple garden sheds, offering excellent storage solutions. A large caravan is also situated within the grounds and is currently utilised for storage. Further benefits include an oil tank set on a concrete base and an external boiler system.

### Services

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

### Council Tax Band

East Lindsey Council Tax Band C.

### Tenure

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

### Brochure Prepared

April 2026.

### Opening Hours

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

Saturday 9:00am to 1:00pm

### Viewings

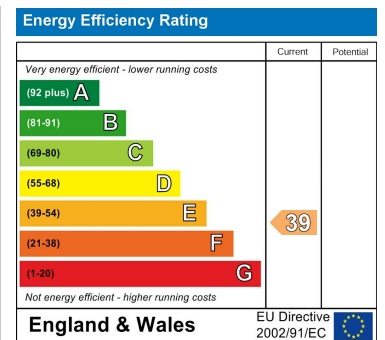
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

## 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.

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