



CHOICE PROPERTIES

Estate Agents

Firtree Farm Saltfleet Road,
Theddlethorpe, LN12 1NS

Price £497,500



It is a pleasure for Choice Properties to introduce to the market this most charming four bedroom (one en-suite) detached house, sitting in approximately 1.85 acres of land (STS). Having been built in 1852 the property boasts character throughout and offer endless possibilities with the space presented outside. Being offered with no onward chain; early viewing is most certainly advised to appreciate the history and space on offer with this beautiful home.

Benefiting from an air source heat pump; suppling both the central heating and hot water systems, a septic tank and a private borehole water system, the well maintained accommodation comprises:-

Sun Room

27'07" x 7'01"

Expansive sun room fitted with a polycarbonate roof, tiled flooring, radiator, wall lighting and double opening 'French' doors to the garden.

Kitchen/Breakfast Room

21'09" x 15'03"

Stylish and modern yet rustic kitchen fitted with a range of wall and base units with worktop over, one and a half bowl ceramic sink with drainer and mixer tap, space for a freestanding 'Cookmaster Leisure' cooker with extractor hood over, integrated dishwasher, space for a freestanding fridge/freezer and space for a freestanding 'American' style fridge/freezer, integrated pantry cupboard, island with breakfast bar area and stairs to the first floor.

Reception Room

12'08" x 15'04"

Light and airy reception room benefiting from double aspect windows and fitted with a multi fuel stove set in a bricked surround, TV aerial and wall lighting.

Entrance Lobby

8'06" x 7'10"

With the front uPVC door leading into the entrance lobby which houses the wall mounted consumer unit and features doors to:

WC

2'09" x 4'01"

Fitted with a WC with dual flush button and hand wash basin with single hot and cold taps.

Bedroom 4

10'01" x 7'10"

Double bedroom also with plumbing for a washing machine.

Landing

6'02" x 2'06"

With doors to:

Bedroom 1

13'02" x 13'05"

Spacious double bedroom with three built in double wardrobes and a door to:

En-suite Shower Room

4'07" x 5'06"

Fitted with a three piece suite comprising a shower cubicle with mermaid boarded walls and mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button.

Bedroom 2

10'08" x 15'08"

Spacious double bedroom with a built in double wardrobe and built in storage cupboard. Door to:

Inner Hallway

6'05" x 3'09"

With two built in double storage cupboards and doors to:

Bedroom 3

11'08" x 7'11"

Double bedroom.

Bathroom

6'04" x 8'06"

Fitted with a four piece suite comprising a corner panelled hydro bath tub with mixer tap, shower cubicle with mains fed shower head over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly mermaid boarded walls.

Boiler Room

4'03" x 3'05"

Driveway

Expansive gravelled driveway providing off road parking for several vehicles.

Garage

Detached garage with an electric roller door, power and lighting.

Gardens & Land

The property is fronted by low levelled hedging enclosing a garden laid to lawn.

To the rear of the property you will find the low maintenance garden area with a fish pond, leading out on to the 1.85 (STS) acres of land to the rear with well established trees and hedging to the boundaries. This land is laid to lawn and further features a large wildlife pond.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

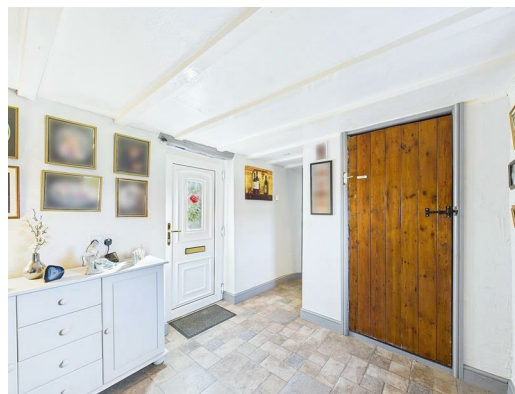
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

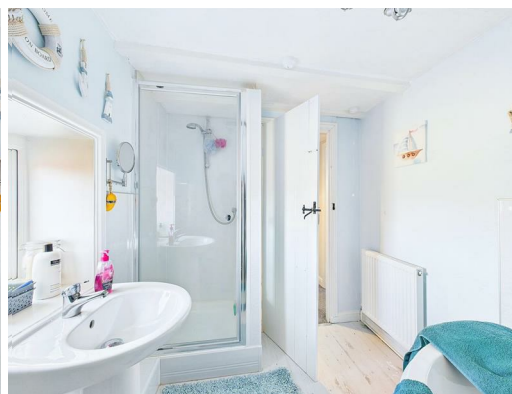
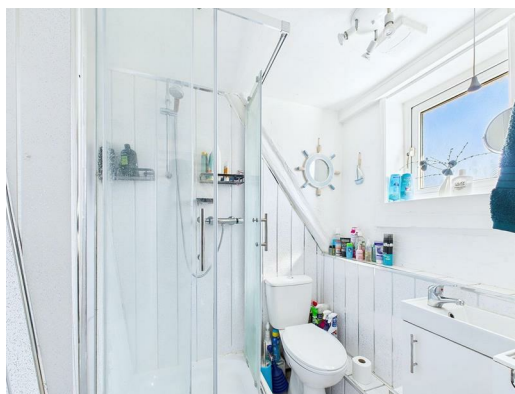
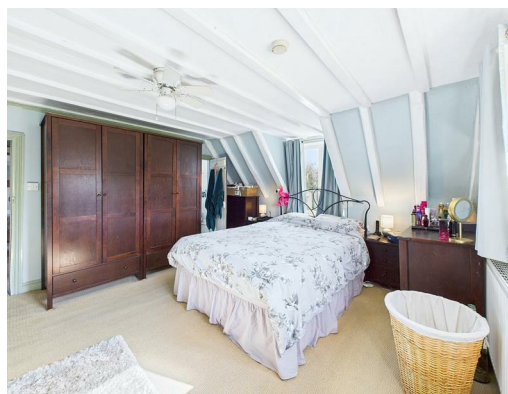
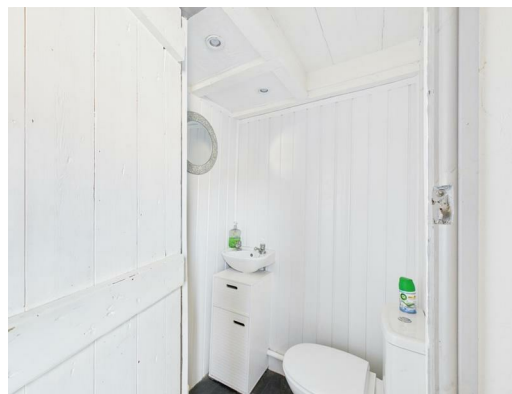
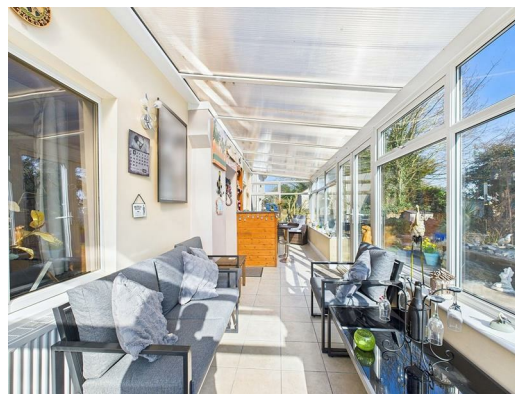
Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

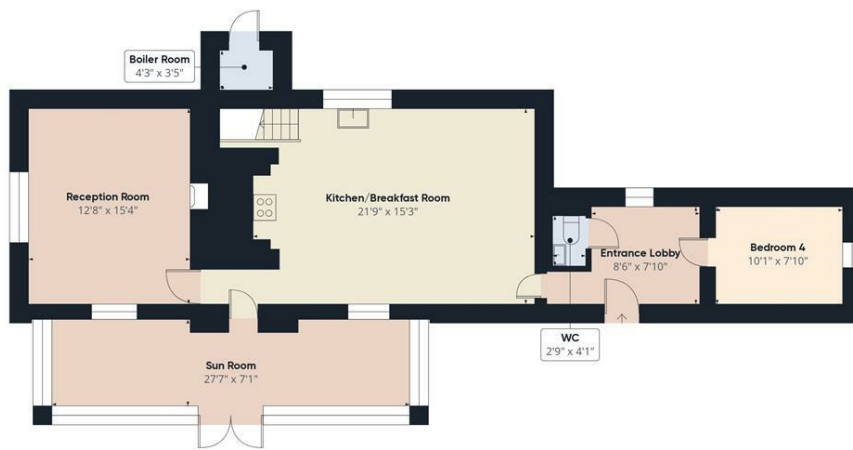
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



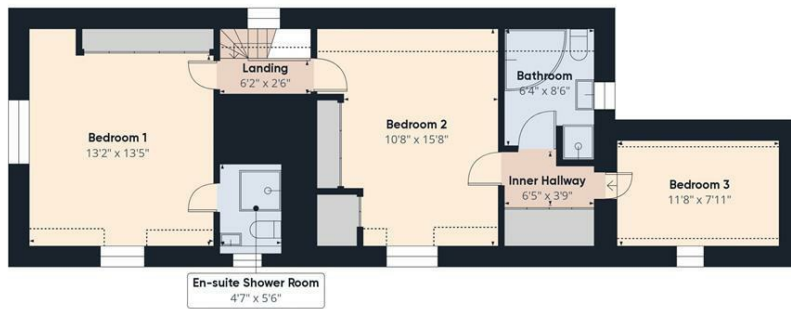








Floor 0



Floor 1

Approximate total area⁽¹⁾
1566.69 ft²

Reduced headroom
57.83 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Upon leaving the Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road and follow the road onto Kent Avenue, at the cross roads turn right onto Mablethorpe Road (A1031) and when you enter Theddlethorpe follow the road around and Firtree Farm can be found on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

