



Lill Cottage, Main Road, Saltfleetby, Louth, LN11 7SS



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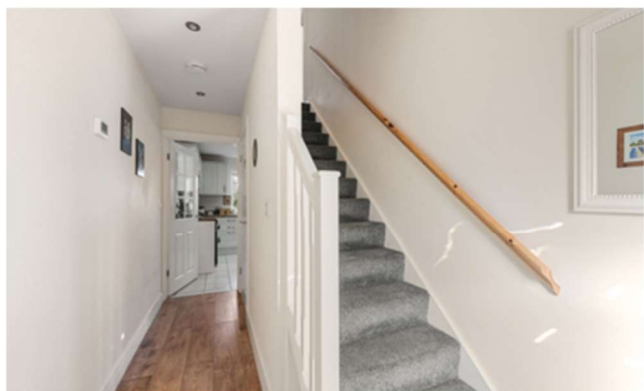
Freehold

£340,000



Key Features

- Detached house
- Five bedrooms
- Dining kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- Air source heat pump & solar panels
- EPC rating B





An attractive detached house in the sought after area of Saltfleetby approximately seven miles east from Louth and ten miles north from Mablethorpe.

Finished to a high standard throughout and having well presented accommodation comprising: entrance hall, lounge, dining kitchen, utility and cloakroom to ground floor. Master bedroom with en-suite, two further bedrooms and bathroom to first floor. Two bedrooms to second floor.

Outside the property has ample off-road parking, a detached garage and an enclosed rear garden. The property benefits from an air source heat pump, double glazing and solar panels which make the property very energy efficient.



ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having inset ceiling spotlights, oak effect laminate flooring, smoke alarm, understairs storage cupboard and staircase rising to first floor.

DINING KITCHEN

4.08m x 5.19m (13'5" x 17'0")

(max) Having window & glazed door to rear elevation, inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with oak work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over. Work surface return with space for cooker & cupboards under, cupboards & concealed cooker hood over. Space for american style fridge/freezer and tall larder style units.

UTILITY

1.5m x 2.11m (4'11" x 6'11")

Having window to front elevation, tiled floor, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over.

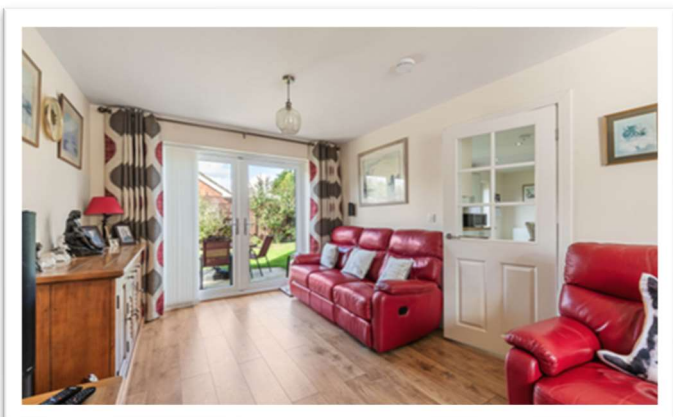
CLOAKROOM

Having tiled floor, close coupled WC and hand basin with tiled splashback.

LOUNGE

3.09m x 5.49m (10'1" x 18'0")

Having window to front elevation, french doors to rear elevation & garden, oak effect laminate flooring, television aerial & telephone connection points.



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having window to front elevation and staircase rising to second floor.

MASTER BEDROOM

3.07m x 4.47m (10'1" x 14'8")

Having window to front elevation, oak effect laminate flooring and cupboard housing hot water cylinder and controls for the air source heat pump.

EN-SUITE

0.81m x 3.07m (2'8" x 10'1")

Having window to rear elevation, inset ceiling spotlights, wood effect flooring, extractor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



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FALLOWELL**



BEDROOM TWO

2.76m x 3.24m (9'1" x 10'7")

Having window to front elevation and oak effect laminate flooring.

BEDROOM THREE

2.62m x 3.24m (8'7" x 10'7")

Having window to rear elevation and oak effect laminate flooring.

BATHROOM

1.75m x 2.48m (5'8" x 8'1")

Having window to rear elevation, heated towel rail, wood effect flooring, extractor and tiled splashbacks. Fitted with a suite comprising: panelled bath with shower attachment & anti-splash screen over, close coupled WC and pedestal hand basin.

 **NEWTON FALLOWELL**



SECOND FLOOR LANDING

BEDROOM FOUR

2.99m x 3.17m (9'10" x 10'5")

(restricted head height) Having roof window and oak effect laminate flooring.

BEDROOM FIVE

2.99m x 3.27m (9'10" x 10'8")

(restricted head height) Having roof window and oak effect flooring.



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EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking which extends down the side of the property to the:

DETACHED GARAGE

3.46m x 5.6m (11'5" x 18'5")

Having electric roller door, light, power and service door to rear garden.

Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with borders and a paved patio.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving radiators and the property is double glazed. The property also has solar panels and the current council tax is band C.

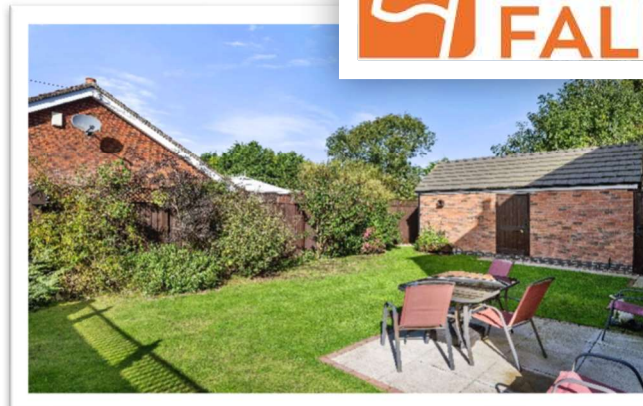
VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

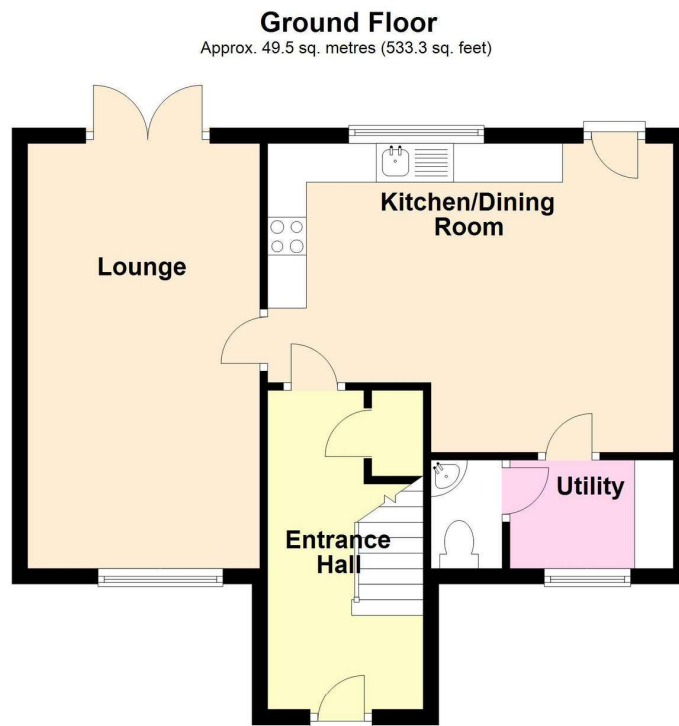
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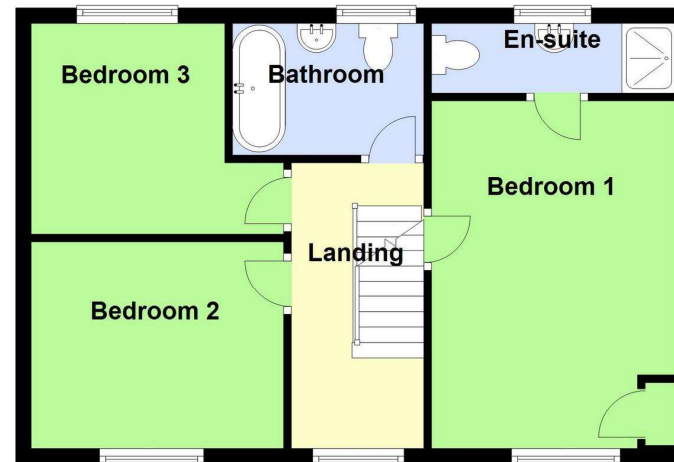


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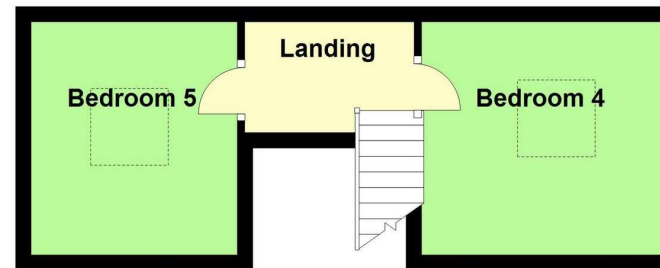
Floorplan



First Floor
Approx. 45.8 sq. metres (493.1 sq. feet)



Second Floor
Approx. 20.8 sq. metres (223.4 sq. feet)



Total area: approx. 116.1 sq. metres (1249.9 sq. feet)



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