



Green Lane Bungalow

Saltfleet LN11 7RL

**M A S O N S**

EST. 1850

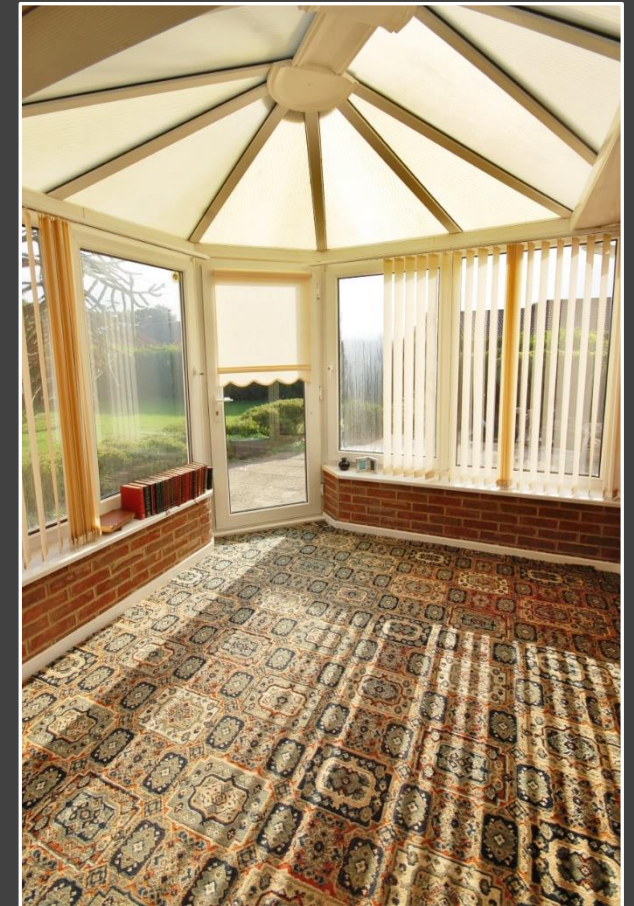
# Green Lane Bungalow, Pump Lane, Saltfleet, Louth, Lincolnshire LN11 7RL

01507 350500

Constructed during the early 1990's, this spacious, individual detached bungalow occupies a quiet location in the coastal village of Saltfleet, and has a detached garage, an attractive mature garden and former farmyard to the east, with a separate gated access, a number of outbuildings in need of renovation or replacement/removal, and total grounds of approximately 0.46 acre (STS). The property is for sale with NO CHAIN

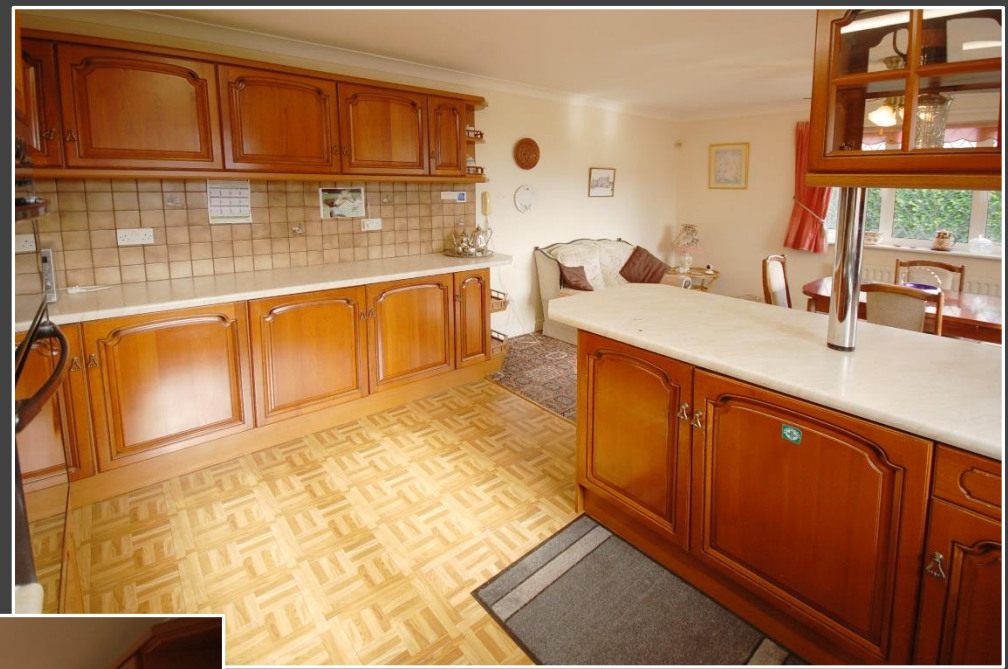


*Contents*  
*Photo Schedule*  
*Directions*  
*The Property*  
*Location*  
*The Accommodation*  
*Gardens, Land and Garage*  
*Overage*  
*Viewing*  
*General Information*





















**Directions**

Proceed away from Louth on the Legbourne Road and continue to the roundabout at the start of the Louth bypass and take the first exit. Follow the B1200 road carrying straight on at the traffic lights in Manby and then for several miles through the village of Saltfleetby to the eventual T-junction with the A1031. Turn left here and follow the road into the village of Saltfleet. A short distance past The New Inn on the right side, look for the left turning into Pump Lane, take the turning and proceed down the hill until Green Lane Bungalow is found on the right side.

**The Property**

Constructed around 1993/4, this individual detached bungalow is traditionally built with brick-faced cavity walls under pitched roof structures covered in clay pantiles. The property has uPVC framed double-glazed windows and an oil central heating system together with a cast-iron stove to the feature lounge fireplace.

With a floor area of just under 1300 square feet the bungalow is easily the size of many 3-bedroom bungalows and the rooms are therefore an extremely good size. A driveway provides parking space for several cars and leads to the detached garage built with twin-skin walls of brick externally and block internally under a pitched pan tiled roof.

On the west side, the formal gardens are a delightful feature and orientated to enjoy the sun throughout the day. To the east is the former farmyard with separate field gate access and a range of outbuildings, many in

tumbledown condition but left in place as the footprint may assist any planning application to replace these buildings. A brick and pan tiled building close to Pump Lane may be renovated if the purchaser desires.

The land affords the scope to create ancillary accommodation or outbuildings (subject to planning permission) and could interest a horticulturist, a buyer wishing to keep animals/ pony or create a small home farm, or an enthusiast with a hobby requiring outbuildings which could be built to suit.

The property is positioned along a small lane yet close to the village centre and facilities.

**Location**

Saltfleet is a village with a fascinating history from the time of the mediaeval salt making industry through to its importance as an east coast port for sailing vessels. There are some interesting character buildings in Saltfleet from bygone times including the restored and extended windmill (now a private residence) and the New Inn, one of two pubs in the village centre. There is a local garage with shop and the river Haven is now home to a small coastal boat club, winding out into the North Sea. The village is now a coastal holiday destination for many and is just 10 miles or so from Louth market town

**Accommodation**

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

**Main Entrance**

At the side of the property from the driveway where a uPVC part-glazed door with double-glazed shaped pane opens into the:

**Entrance Hall**

A spacious hallway with coved ceiling, three ceiling light points and trap access with drop down ladder to the roof void, within which the insulated hot water cylinder is positioned – this has an immersion heater fitted. The roof void is spacious and of collar and purlin design with a good size floorboarded area for storage purposes.

The hallway has a radiator, two decorative wall frieze panels, a smoke alarm and a combination of white moulded cathedral style internal doors and part-glazed, multi-pane doors with bevelled panes to the rooms which lead off. There is a recessed built-in cupboard with electric light.

**Lounge**

A particularly spacious reception room with a large walk-in square bay window to the front elevation and handsome brick feature fireplace with arched opening to a deep, semi-circular, herringbone brick hearth, arched display niches on each side, and an inset Turnbury cast iron stove.

Three double radiators, coved ceiling and on the side elevation there is a tilt and slide double-glazed patio door with side panel into the conservatory.

### Conservatory

Enjoying a warm, sunny aspect for the majority of the day, the conservatory has uPVC-framed, double-glazed windows under an opaque polycarbonate hipped roof and an angled corner double-glazed French door out onto the patio and garden.

The windows have louvre blinds fitted and the door has a roller blind. Natural brick walls, power point and wall lantern. A part-glazed door into the conservatory from the hallway has decorative rose pattern leaded windowpanes.

### Dining Kitchen

A spacious dining kitchen fitted with a range of units having hardwood moulded facings and comprising base cupboards, drawer unit, integrated faced refrigerator, roll-edge work surfaces with ceramic tile splashbacks and a matching long range of wall cupboards with corner gallery shelves. This extends to form a breakfast bar with a tubular support under a projecting range of glass fronted storage cupboard units.

A tall unit houses the Diplomat Select 920 electric oven with grill and to the side is a Diplomat four ring ceramic hob with a faced cooker hood over. Stainless steel one and a half bowl single drainer sink unit with window overlooking the garden above. Woodblock-effect floor covering to the kitchen area, coved ceiling, LED strip light to the kitchen area and combined ventilation fan and three branch light with ornamental rose in the dining area.

The latter also has two radiators, a window on the side elevation and a good size oriel bow window on the front elevation.

### Bedroom 1

A spacious double bedroom with a full width range of built-in wardrobes having sliding mirror doors and separated internally to form clothes hanging areas and shelf compartments. Radiator, coved ceiling and window to the rear elevation.

### Bedroom 2

Another good size double bedroom which is light and airy by virtue of windows to the front and side elevations. Radiator, coved ceiling and high-level electricity consumer unit with MCBs.

### Bathroom

With a light-coloured grey suite comprising a double ended panelled bath with single lever mixer tap, pedestal wash hand basin also having a single lever pillar tap, and a modern, shaped, low-level WC with white seat. Part ceramic-tiled walls and tiled window sill. Ceramic-tiled and glazed shower cubicle with a shower mixer unit, handset and wall bracket. Built-in airing cupboard which houses the Firebird 50/90 Super Q oil central heating boiler with wall programmer and switch for the immersion heater. Slatted linen shelves over the boiler for linen. The bathroom has a double radiator, a coved ceiling and extractor fan, together with a shaver socket. Small mirror-fronted wall cabinet.

### Outside

From Pump Lane, ornate wrought iron gates with brick pillars and horse head ornaments open onto a concrete-paved driveway of generous width with border to the side and ample parking space, whilst also giving access to the detached garage.

### Detached Garage

Of twin skin brick and block construction, the garage has a pitched timber roof structure covered in clay pantiles. There is an up and over door at the front, a side ledged, braced and framed pedestrian door, a single-glazed, timber-framed window, strip light and power points. Separate electricity consumer unit to the corner with MCBs. Water tap and small stand for bucket/sink.

### Gardens and Land

A wrought iron arched gate leads from the driveway into the side garden where a number of old timber outbuildings have been removed leaving a large area which is ideal for a kitchen garden and there are productive apple trees and a pear tree adjacent. At the side of the bungalow is the large capacity, modern bunded oil storage tank. The vegetable growing area has been covered to prevent the weed growth and to the side there is a good size metal-framed greenhouse.

At the front of the bungalow and extending around the south side there is an attractive formal garden laid to lawn, shaped around a good size slab-paved patio

with a sunken ornamental pond and rockery adjacent. The lawns are bordered by flower beds and shrubberies with a conifer screened hedge around the front and side boundary and to the corner of the lawn there is a superb established monkey puzzle tree. The side lawn is separated from the driveway by a brick wall with inset wrought iron railings and an arched, wrought iron pedestrian gate.

From the driveway, a door by the garage opens into the former farmyard which extends the area of the plot in total to approximately 0.46 acre (STS) in total, and positioned within the farmyard is a range of tumble-down buildings and a further brick and pantiled outbuilding all in need of demolition/replacement or renovation. Please see the note under viewing below

The farmyard is approached through a metal field gate and provides considerable potential for alternative uses, (possibly subject to planning permission) with particular scope for ancillary accommodation or more substantial outbuildings for hobby purposes. Alternatively, a buyer may wish to create a pony paddock with stable (for a) small pony.

### **Overage (Farmyard only)**

An overage clause will be included in the contract for the farmyard only whereby the sellers and their beneficiaries will reserve a share of any uplift in value created by obtaining planning permission for separate residential or commercial units in the farmyard, for a period to be agreed from completion of the sale. The overage will not apply to the

bungalow and its gardens, nor to planning permission for residential buildings which are ancillary to the main dwelling.

### **Viewing**

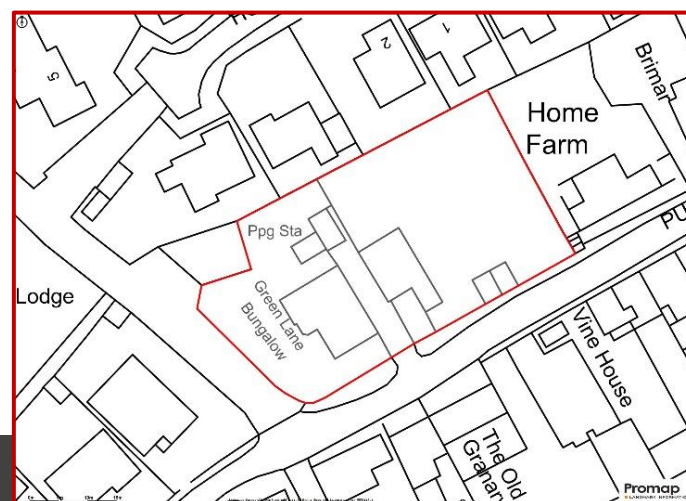
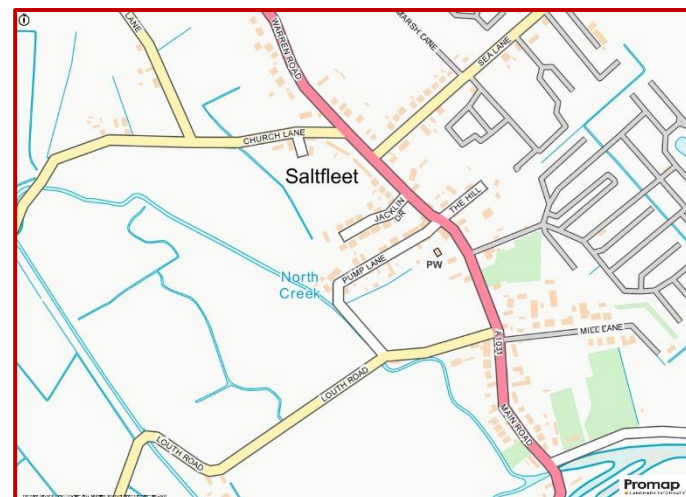
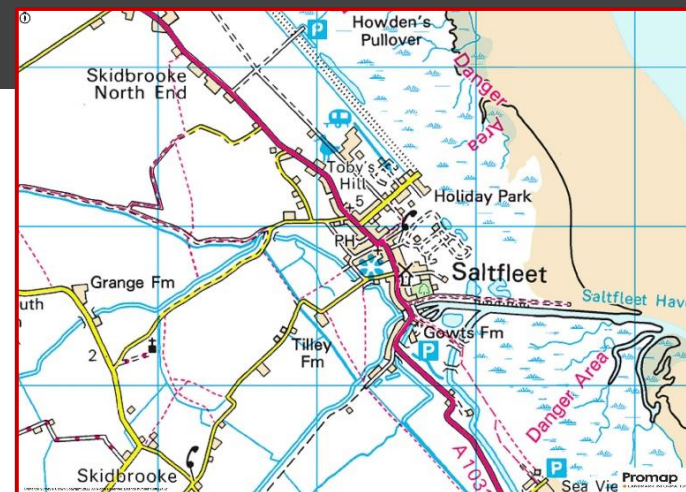
Strictly by prior appointment through the selling agent - the property has numerous surveillance cameras.

### **NB**

Applicants viewing the property are warned not to enter the tumble-down outbuildings and if they do so, then they enter them at their own risk.

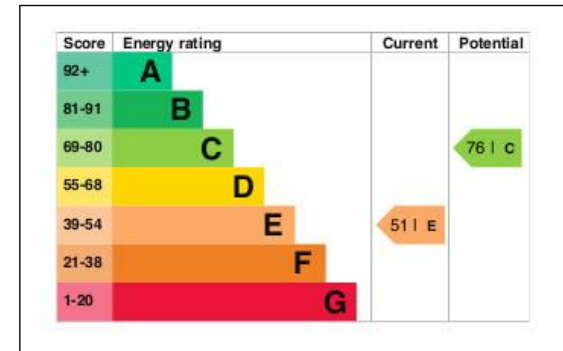
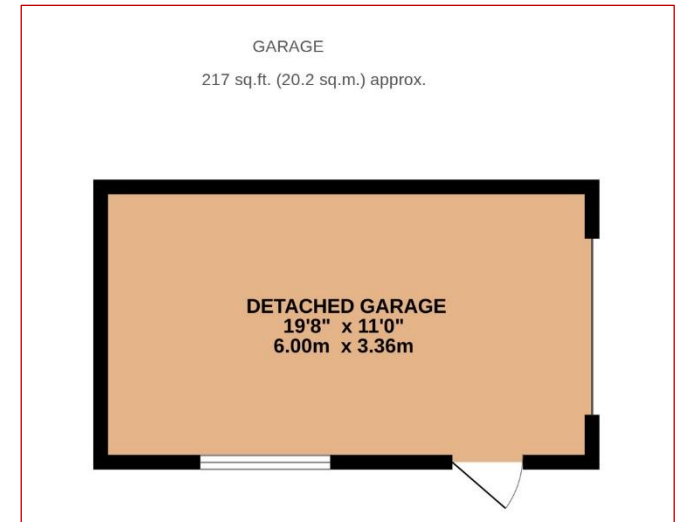
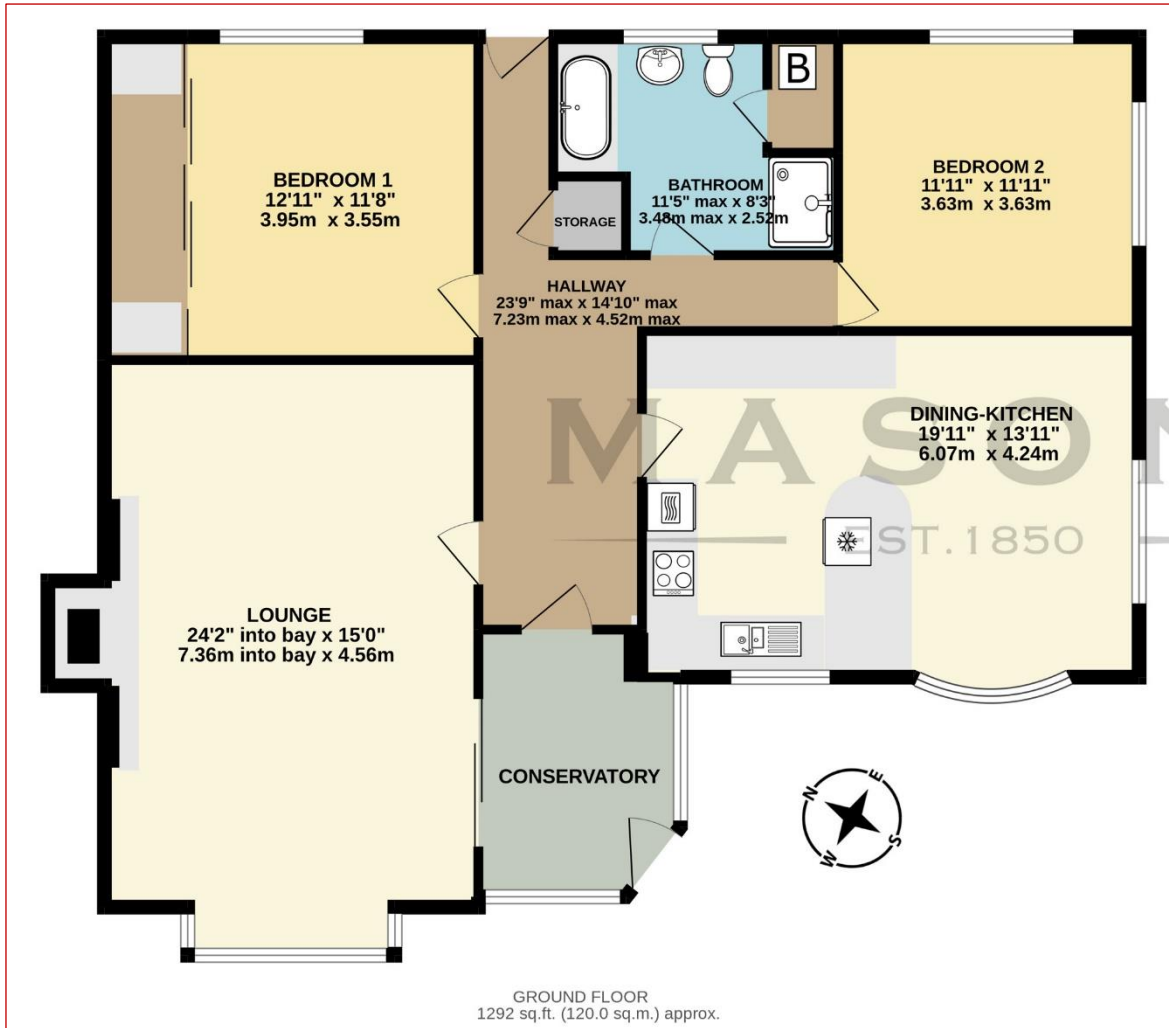
### **General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. The red-lined aerial image shows approximate boundaries and should be verified against the contract plan at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.



## Floorplans and EPC Graph

A PDF of the EPC can be emailed on request



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

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.  
Made with Metropix ©2022



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

**Important Notice**

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.