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Main Road, Saltfleetby



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O.I.E.O £350,000



Lovelle Estate Agency is delighted to bring to the market this extended, now four bedroom, detached cottage situated in the village of Saltfleetby boasting open field views to the front and rear aspects whilst sitting on a generous plot of approximately 1/3rd of an Acre. The property has undergone extensive works by the current owners to include the addition of two more bedrooms and en-suite all to the first floor. This perfect family home needs to be viewed in person to appreciate the accommodation on offer. No Onward Chain.

Key Features

- Extended Character Property
- 1/3rd of an Acre Plot
- Lounge Diner
- Living Kitchen Diner
- Utility Room & Cloakroom WC
- Four Bedrooms
- Bathroom & Ensuite
- In and Out Driveway & Garage
- Stunning Views to Front and Rear
- No Onward Chain
- EPC rating E
- Tenure: Freehold





Entrance Porch

2.5m x 1.6m (8.07ft x 5.09ft)

Composite entrance door to the side elevation. UPVC double glazed windows to the sides and front aspect. Door leading thorough to the lounge diner.

Lounge Diner

3.7m x 7.6m (12ft x 25.09ft)

Triple aspect uPVC double glazed windows to the front and both side elevations. This large reception room makes up part of the original part of the cottage with exposed beams to the ceiling and a cast iron open grate fire place with a wooden fire surround and tiled hearth. To the opposite side of the room is a exposed brick chimney breast with opening to the centre. Numerous wall light points. TV aerial and telephone points. Cupboard housing the electric consumer unit. Radiators. Door leading to the inner hallway.

Inner Hallway

Spindle and balustrade split level return staircase rising to the first floor accommodation. Radiator. Open through to the kitchen living diner.

Living Kitchen Diner

4.6m x 5.5m (15.1ft x 18.03ft)

This stunning open living kitchen diner extension boasts trifold double glazed doors opening to the rear gardens along with uPVC double glazed windows to the side elevations as well as an additional uPVC entrance door. Fitted with a range of high gloss finish wall and base units with central island unit doubling up as a breakfast bar with integrated electric Bush fan oven and four ring Cooke and Lewis electric hob with stainless steel chimney style extractor over. One and a half bowl stainless steel sink unit with mixer tap and drainer. Attractive black brick style tiling to splash areas. Plumbing for dishwasher. Tiled floors. Radiators. Doors leading to cloakroom WC and utility room.

Cloakroom WC

0.6m x 1.5m (2.09ft x 5.05ft)

UPVC double glazed window to the side elevation. Fitted with a two piece suite comprising of a dual flush close coupled WC and wall mounted wash hand basin.

Utility Room

2.5m x 1.5m (8.1ft x 5.05ft)

UPVC double glazed window to the side and sliding patio door out to the garden. Fitted high gloss wall units matching those of the kitchen. Plumbing for washing machine and dryer. Oil fired central heating boiler.

Landing

UPVC double glazed windows to the rear and side elevations. Doors leading to all bedrooms and the bathroom.

Bedroom One

3.4m x 3.4m (11.04ft x 11ft)

UPVC double glazed window to the rear elevation. Radiator. Doors leading to the en-suite shower room.

Ensuite Shower Room

0.9m x 3.4m (3.03ft x 11.04ft)

UPVC double glazed window to the side elevation. Fitted with vanity wash hand basin and stainless steel mixer tap with wall mounted mains shower. All the wash area is tiled with attractive modern tiling. The en-suite shower room is also used as a wardrobe area.

Bedroom Two

3.7m x 3.7m (12.01ft x 12.07ft)

UPVC double glazed window to the front elevation boasting stunning open views across the adjacent fields. Double built in wardrobe. Radiator.

Bedroom Three

3.7m x 3.1m (12.06ft x 10.07ft)

UPVC double glazed window to the front elevation again boasting stunning open views across the adjacent fields. Double built in wardrobe. Radiator.

Bedroom Four

1.5m x 3.4m (5ft x 11ft)

UPVC double glazed window to the side elevation. Radiator.

Bathroom

2.4m x 1.5m (8.03ft x 5.03ft)

UPVC double glazed window to the side elevation. Fitted with a modern three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a close coupled WC. Attractive tiling to the walls. Chrome heated towel rail.

Outside

Oaktree Cottage sits on a generous plot of approximately one third of an acre and boasts stunning open field views to the rear of the garden. To the side of the property is a large in and out gravelled driveway providing off road parking for several vehicles including caravans or motorhomes. Detached single garage which can be accessed via the up and over garage door or the personal door to the side as well as an additional store area. Both of which benefit from light and power.

There is also a courtyard area currently housing the oil storage tank.

Outside Continued

The gardens are predominately laid to lawn and wrap around to one side and the rear of the property. The private plot plays host to several mature trees and shrubs scattered throughout and can be accessed via the timber pedestrian gate to the front of the plot leading from the pavement. Large timber decked area to the rear of the property leading on from the utility room and the kitchen living area. At the bottom of the garden is an additional hardstanding area with dwarf walls to three aspects and open out to a sunken fire pit. The perimeters are made up of mature hedging apart from the rear which is open aspect providing an outlook over the neighbouring fields. Outside tap and external lighting.





Outbuilding

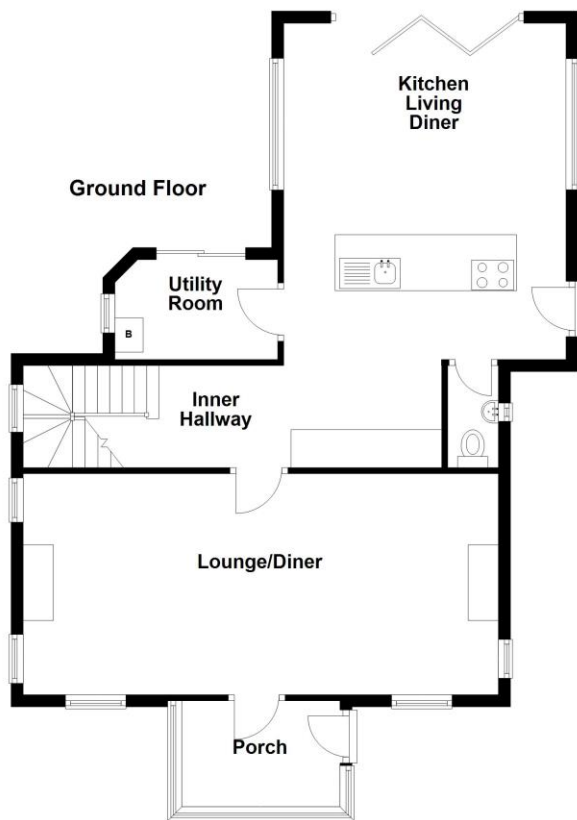
1.5m x 9.2m (5.01ft x 30.11ft)

Sit to the front of the plot is a detached outbuilding which benefits from several power points and two sets of double doors. The outbuilding could be converted into a home office, studio or summer house to name a few options.

Agents Notes

Please note the property is on Oil fired central heating and a Septic Tank system.





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