



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Church Lane
Saltfleetby All Saints
LN11 7TU**

**Offers in the Region Of
£415,000**

Enjoying a desirable plot of a third of an acre with views over open countryside and of All Saints village Church, the property is located close to the Lincolnshire coast and within easy access of the historic and well serviced market town of Louth, with its well regarded King Edward Grammar School. This lovely family home boasts spacious living with a modern finish in equal measure, with viewings highly advised. An internal viewing will reveal delightful sun room, a large lounge, spacious dining room, study, cloakroom/WC, fitted breakfast kitchen, utility, landing, four great sized double bedrooms, modern shower room and bathroom. There is also an integral double garage, dual stable block, green house and kennel. The property also benefits from uPVC double glazing and oil central heating. The property has an abundance of off road parking.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Location

The property stands in the rural village of Saltfleetby. The village was for many years named as three areas of Saltfleetby according to the respective parish churches, being approximately 9 miles from the historic market town of Louth.

Louth is a bustling market town with shops, cafes, restaurants, three main supermarkets, schools and academies including the King Edward VI Grammar school, and a wealth of recreational facilities such as cinema, theatre, sports centres, swimming pool, golf course, bowls and tennis academy.

The rural area is popular with equestrians and day passes can be acquired to ride on the nearby beaches or there are miles of green lanes and bridleways. Just a very short distance to the east of property is the popular Lincolnshire coastline and at the nearest point this has direct access to miles of nature reserve and walks along the sand dunes/sea. Mablethorpe is the nearest coastal town being 7 miles away and again is well serviced, including a new Tesco and leisure centre.

Sun Room

20' 0" x 9' 7" (6.09m x 2.93m)

A delightful sun room overlooking the gardens, enjoying a triple aspect, French doors to the side, a door to the front, two radiators and vinyl flooring.

Lounge

13' 3" x 23' 5" (4.03m x 7.15m)

The very spacious lounge has dual aspect windows to the front and side, coving to the ceiling, two radiators and a carpeted floor. There is also a log burner.

Dining Room

11' 0" x 20' 5" (3.36m x 6.22m)

The formal dining room is again spacious and has a windows to the rear and side, coving to the ceiling, two radiators and a carpeted floor. There is also a log burner.

Study

3' 5" x 10' 11" (1.05m x 3.32m)

Off the dining room, with coving to the ceiling and a carpeted floor.

Hall

With access to the under stairs cupboard, coving to the ceiling and a carpeted floor.

Cloakroom

2' 8" x 5' 6" (0.82m x 1.68m)

The WC has an opaque window to the side and a WC with an inset basin.

Kitchen/Breakfast Room

21' 7" x 9' 1" (6.57m x 2.77m)

With dual aspect windows to both sides, a door to the side, coving to the ceiling, two radiators and vinyl flooring. There is also a range of fitted units with plenty of counter space, a breakfast bar, one and a half sink and drainer and the counter tops are solid Oak.

Utility room

2' 4" x 9' 10" (0.71m x 3.00m)

With a door to the garage, plumbing for a washing machine and vinyl flooring.

Double Garage

18' 6" x 21' 4" (5.65m x 6.49m)

Off the utility, with an electric roller shutter door. windows to the rear and side, a door to the front, two radiators and a carpeted floor. There is also a one and a half sink and drainer and fitted units. This could also be used in many other ways including adapting to an annexe due to what is already fitted.

First Floor Landing

With a window to the side, coving to the ceiling, two radiators and a carpeted floor.

Bedroom One

11' 0" x 11' 0" (3.36m x 3.35m)

Bedroom one has windows to the side and rear, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

10' 11" x 11' 7" (3.34m x 3.52m)

Bedroom two has windows to the front and side, coving to the ceiling, a radiator and a carpeted floor.

Shower Room

8' 8" x 11' 0" (2.63m x 3.35m)

The shower room has an opaque window to the front elevation, a heated towel rail, laminate flooring and a modern fitted suite with a WC, vanity basin, fitted storage and a shower cubicle. There is also a built in cupboard.

Bedroom Three

11' 0" x 8' 5" (3.36m x 2.57m)

Currently used as a dressing room, this could easily be put back into a bedroom and has a window to the rear, coving to the ceiling, a radiator and a carpeted floor. There is also access to the airing cupboard.

Bedroom Four

9' 5" x 9' 1" (2.88m x 2.77m)

Bedroom four has a window to the side, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

7' 10" x 6' 0" (2.40m x 1.82m)

The bathroom has two opaque windows to the side, access to the loft, a heated towel rail and vinyl flooring. There is also a WC, basin and bath.

Outside

To the front there is an abundance of off road parking which continues round to the rear. There is also a dual stable block to the rear with electrics and a private courtyard garden area. The main garden area is to the side and what an area it is, a vast patio area ideal for alfresco dining, raised flower beds within sleepers, a variety of established shrubs and a large Willow tree which looks much smaller due to the large area of the lawn it resides in. There is also a greenhouse, kennel with storage and an area to grow your own vegetables and fruit.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

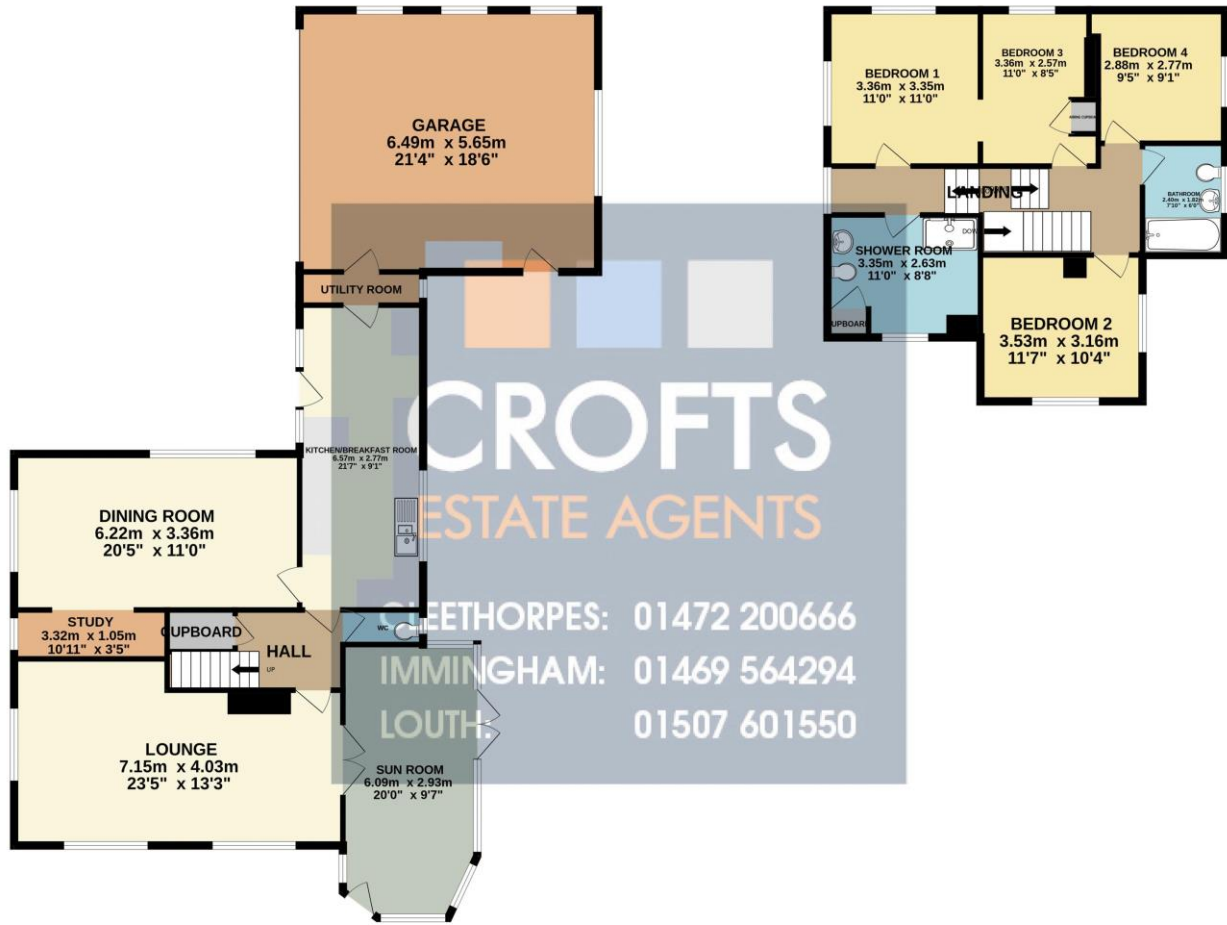
Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





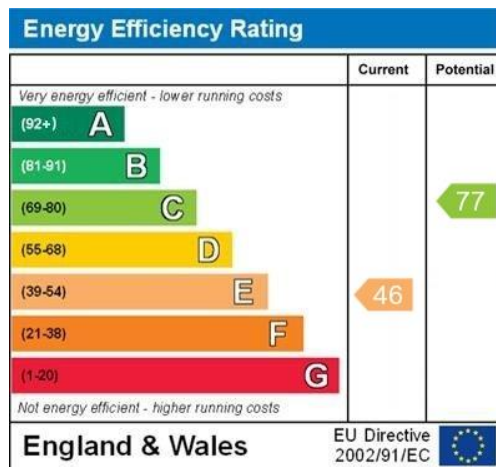
GROUND FLOOR
130.7 sq.m. (1407 sq.ft.) approx.

1ST FLOOR
61.9 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 192.6 sq.m. (2073 sq.ft.) 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 6/2023



WWW.EPC4U.COM

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.