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



**Haven Corner Main
Road Saltfleet
Louth
LN11 7SB**

£255,000

This stunning detached bungalow occupies a fantastic elevated corner plot position within the beautiful coastal village of Saltfleet. Having undergone a thorough programme of refurbishment works throughout in recent years, the current owners have spared no expense in upgrading the property to a truly exceptional standard which needs to be seen in order to be fully appreciated. The living accommodation is comprised of: Entrance hallway, 21ft dual aspect lounge with open fire, 21ft open plan modern fitted dining kitchen, two double bedrooms and superb modern shower room suite. The property further benefits from oil fired central heating, uPVC double glazing and is approached by a large driveway leading to a detached garage, along with beautifully maintained corner gardens which are private and not overlooked. In the agents opinion, the bungalow is ideal for retirement purchasers who are in the market for a "turn key" property which is ready to move into.

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Entrance Hall

12' 0" x 5' 6" (3.67m x 1.67m)

uPVC entrance door leads to hallway. Hatch to loft, doors leading off into all living accommodation

Lounge

21' 3" x 10' 7" (6.489m x 3.23m)

An impressive sized living room with uPVC window to side and two uPVC windows to front aspect. Fireplace with open fire. Two radiators. Door to side leads into Kitchen

Kitchen dining room

21' 3" x 9' 1" (6.489m x 2.773m)

A stunning open plan fitted kitchen dining room. With uPVC windows to rear and side aspects. Rear entrance door leading to sun room. Range of modern fitted units incorporating stainless steel sink unit with draining board and mixer tap, induction hob, integral oven and plumbing for washing machine. There is also a dishwasher which can be included in the sale. Radiator. Boiler

Sun Room

6' 2" x 9' 9" (1.867m x 2.973m)

Aluminium framed sun room with perspex roof and door to side leading to garden area. Quarry style floor tiles, a useful storage space for footwear and drying laundry etc.

Bedroom 1

10' 8" x 10' 11" (3.248m x 3.334m)

uPVC window to front, radiator, with wardrobe to be included in the sale

Bedroom 2

9' 7" x 8' 6" (2.914m x 2.598m)

uPVC window to rear, radiator, with wardrobe to be included in the sale

Shower room

5' 2" x 6' 7" (1.575m x 2.006m)

Opaque uPVC window to rear, large walk in corner shower cubicle, vanity wash basin, close coupled w/c

Detached garage

18' 3" x 8' 8" (5.56m x 2.634m)

Up and over door, light, power, personnel side access door and window

Outside

The property is approached by a good sized driveway leading to the detached garage. There is ample parking space which can accommodate several cars and space for caravan/motor home. There is a nice sized lawned garden to the side and rear of the property with established shrub borders. There is a green house and wooden storage shed in the grounds along with a coal bunker. There is also an outside tap.

Tenure

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

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

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

Council Tax Information

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







OPEN 7 DAYS A WEEK

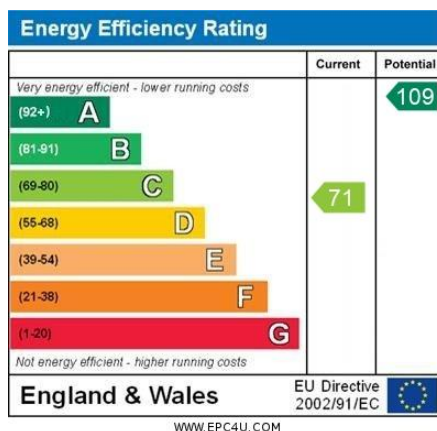
Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
89.2 sq.m. (960 sq.ft.) approx.



TOTAL FLOOR AREA : 89.2 sq.m. (960 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.
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