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



**Jacklin Drive
Saltfleet
Louth
LN11 7UJ**

**Offers in the Region
Of £189,950**

This stunning semi detached bungalow lies in this quiet cul de sac within the ever popular village of Saltfleet. Tucked in a quiet cul de sac position, the property offers spacious and beautifully presented living accommodation throughout, which can only be fully appreciated upon internal viewings. The property is ideal for retirement or downsizing and has been upgraded by the present owners to an exceptional standard. The property is approached by a long block paved driveway leading to a detached garage with electric roller door. The rear garden is private and low maintenance, creating an ideal space for entertaining and al fresco dining during the summer months. The internal living accommodation is comprised of Entrance hallway, lounge, fitted breakfast kitchen, modern shower room suite and two spacious double bedrooms.

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Entrance Hall

uPVC door to side opens into hallway, built in storage cupboard and modern flooring

Lounge

17' 2" x 11' 0" (5.22m x 3.35m)

uPVC window to front, radiator, fireplace with electric fire, modern flooring

Kitchen dining room

12' 0" x 9' 4" (3.652m x 2.844m)

uPVC window to front, breakfast bar, heated towel rail, range of modern fitted base and wall units, incorporating stainless steel sink with draining board and mixer tap, integral oven, hob and extractor, integral dishwasher, plumbing for washing machine, tiled splashbacks and modern flooring.

Shower Room

6' 4" x 6' 3" (1.932m x 1.897m)

Opaque uPVC window to side, large corner walk in shower, vanity wash basin with attached w/c and built in storage space, fully tiled walls and floor, heated towel rail

Bedroom 1

11' 0" x 10' 4" (3.365m x 3.162m)

uPVC window to rear, radiator

Bedroom 2

7' 5" x 10' 0" (2.251m x 3.06m)

uPVC window to rear, radiator

Detached garage

Approached by a block paved driveway, the garage has a remote controlled roller door. uPVC window to side. light and power

Outside

There is a long block paved driveway with concrete pathway leading to detached garage. The front garden is low maintenance, with shrub borders enclosed by low level walled boundaries. The rear garden is enclosed by wood panel fencing, with decorative patio. There is a wooden summerhouse currently used as a craft/business space

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, all viewings are strictly by appointment only please.

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

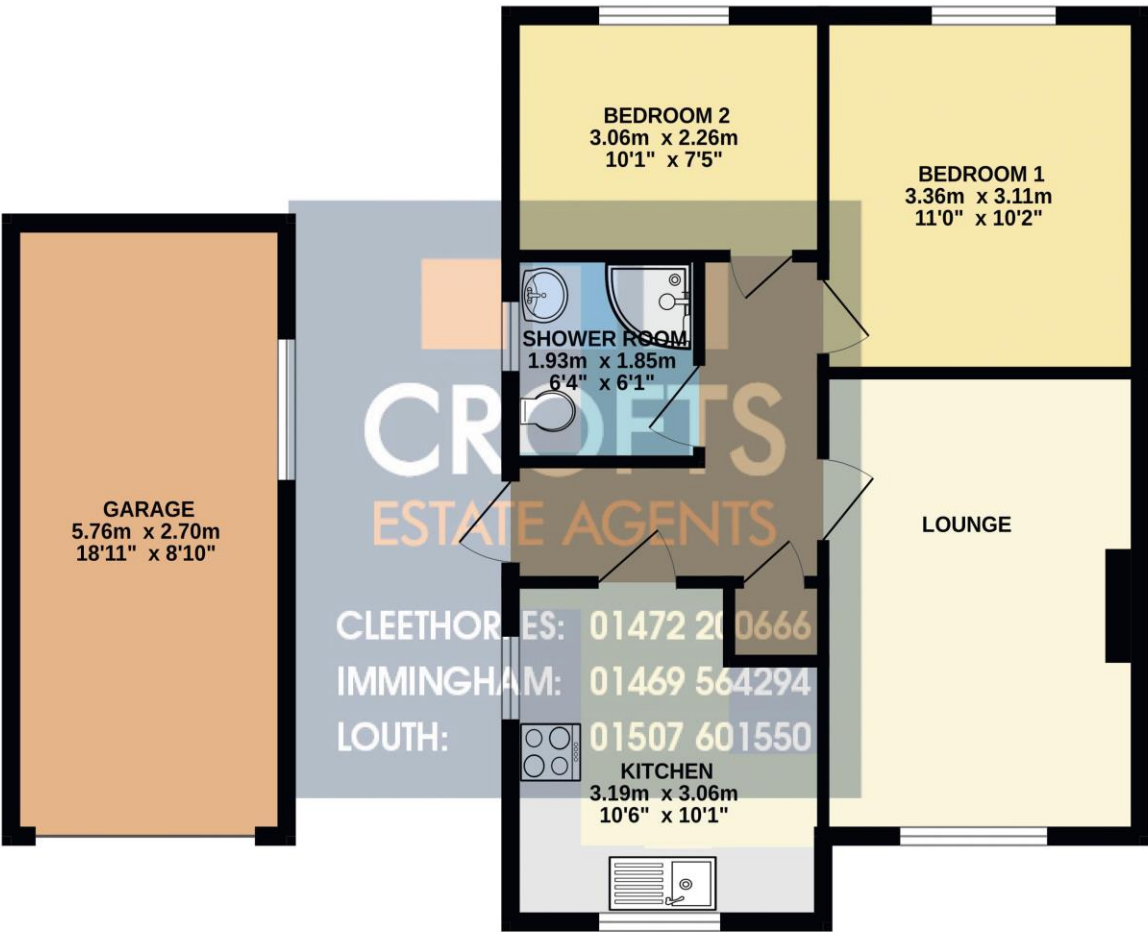
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

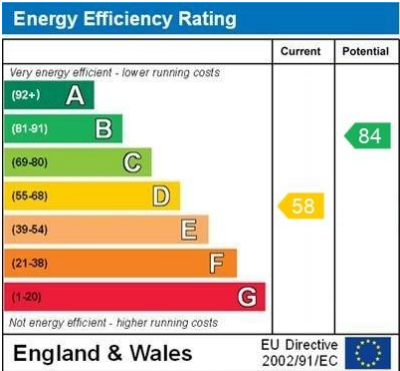
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
65.3 sq.m. (703 sq.ft.) approx.



TOTAL FLOOR AREA : 65.3 sq.m. (703 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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