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



Gatehouse, North End
Saltfleetby
Louth
LN11 7SP

£220,000

This substantial detached cottage resides in this large private plot in the rural village of Saltfleetby. Offered for sale with NO FORWARD CHAIN, the property is in need of a complete programme of renovation works throughout, in order for it to realise its full potential. There is an additional detached garage/ workshop in the grounds, as well as large area for parking multiple vehicles and could accommodate a large motor home. There is a huge rear ground floor extension which is unfinished and in need of cosmetic updating, internal viewings are essential in order to fully appreciate the sheer space on offer within this large family home which is priced for early sale and with the need for renovation in mind.

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Entrance Hall

door to side leads into porch with entrance into hallway with uPVC window to side. Further door leads into cloakroom

Cloakroom

7' 2" x 2' 5" (2.195m x 0.74m)
uPVC window to side, close coupled w/c

Kitchen/Diner

11' 11" x 14' 11" (3.64m x 4.55m)
uPVC window to front, 2 uPVC windows to side. Fitted units in need of replacement. Open plan entrance into inner hallway and open access into dining room

Sitting/ Dining Room

9' 4" x 13' 3" (2.857m x 4.030m)
uPVC window and door to side

Inner Hallway

Leads off the kitchen and provides access to further living space to the rear of the property. Door to side opens into sitting/ dining room. Stairs leading to the first floor landing

Ground floor bedroom/ 3rd reception room

13' 1" x 14' 8" (3.981m x 4.46m)
uPVC window to side

Lounge

17' 7" x 17' 2" (5.353m x 5.235m)
Two uPVC windows to side. Fireplace. Open entrance to rear leads into extension

Rear extension

19' 6" x 23' 7" (5.953m x 7.180m)
A huge single storey extension to the rear which is unfinished, with exposed internal roof timbers, uPVC windows to both sides of the property and to the rear, with rear entrance door leading to the rear garden. Fantastic potential for this space to be utilised in a number of ways.

First Floor Landing

uPVC window to side. Landing leading to all bedrooms and bathroom

Bedroom 1

9' 0" x 19' 7" (2.739m x 5.96m)
uPVC window to front

Bedroom 2

13' 2" x 13' 1" (4.011m x 3.989m)
uPVC window to side

Bedroom 3

13' 9" x 14' 6" (4.182m x 4.415m)
uPVC window to rear

Bedroom 4

11' 0" x 9' 0" (3.35m x 2.75m)
uPVC window to side

Bathroom

12' 11" x 7' 2" (3.939m x 2.189m)
uPVC window to front. No suite plumbed in.

Tenure

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

Services

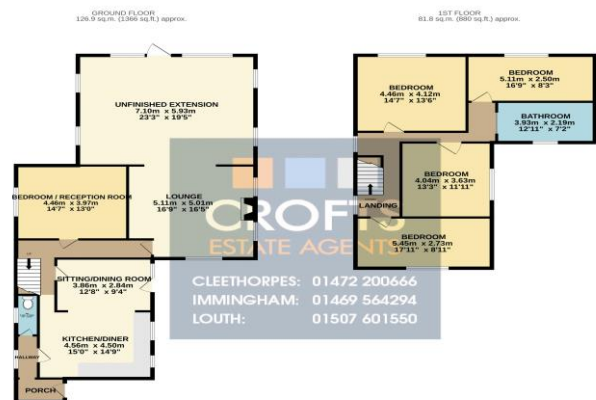
All mains services are understood to be connected. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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



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