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



**Marric Sea Lane
Saltfleet
LN11 7RP**

£290,000

This substantial detached bungalow offers flexible and generous living accommodation throughout. Standing in large, private gardens within the popular coastal village of Saltfleet, this well presented bungalow is absolutely ideal for retirement and only internal viewings can the fantastic living space on offer be fully appreciated. Approached by a long driveway leading to a detached garage with electric door, the property offers an abundance of off road parking, with private, well maintained gardens to the front and rear. The internal living accommodation is comprised of: Porch, entrance hallway, lounge, dining room, fitted kitchen, utility room, cloakroom, family bathroom suite and three double bedrooms.

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Porch

3' 8" x 4' 8" (1.109m x 1.422m)

Composite door to front, with further door leading into entrance hallway

Entrance Hallway

28' 5" x 8' 10" (8.659m x 2.682m)

Built in double storage cupboard. Two radiators, loft hatch, coving to ceiling, picture rail

Lounge

18' 11" x 14' 4" (5.758m x 4.362m)

uPVC window to front and side, coving to ceiling, radiator, electric fireplace

Dining Room

10' 10" x 11' 0" (3.309m x 3.356m)

uPVC window to side, open plan entrance into kitchen

Kitchen

9' 7" x 10' 11" (2.911m x 3.331m)

upvc window to side, door to rear leads to rear hallway. A range of modern fitted units, with integral double oven and extractor over, stainless steel sink unit with draining board, tiled splashbacks and radiator. Coving to ceiling, ceiling spotlights

Rear hallway

With uPVC door to side leading to outside, doors leading to utility room and cloakroom

Cloakroom

6' 10" x 2' 11" (2.075m x 0.888m)

Opaque uPVC window to side, low flush w/c, pedestal wash basin

Utility room

9' 3" x 11' 10" (2.814m x 3.609m)

uPVC window to rear, built in storage cupboard, oil boiler. Stainless steel sink with draining board, plumbing for washing machine, tiled splashbacks

Family Bathroom

7' 5" x 8' 9" (2.252m x 2.676m)

Opaque uPVC window to rear, panelled bath, vanity wash basin, close coupled w/c, walk in shower cubicle. Tiled walls

Bedroom 1

13' 7" x 12' 0" (4.149m x 3.650m)

uPVC window to side, radiator. Fitted bedroom furniture

Bedroom 2

12' 0" x 11' 11" (3.653m x 3.636m)

uPVC window to side, radiator

Bedroom 3

14' 4" x 12' 0" (4.364m x 3.649m)

uPVC sliding patio door to rear, radiator, coving to ceiling

Garage

19' 1" x 10' 10" (5.824m x 3.296m)

Remote electric roller door to front, window to side.

Outside

A large private rear garden approached by a long driveway leading to single garage. The rear garden comprises patio, lawn, fish pond with stocked borders, Green house, enclosed by tall hedges and fenced boundaries. The front garden is enclosed by tall hedges, and stocked borders with decorative stones and gravel borders

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.

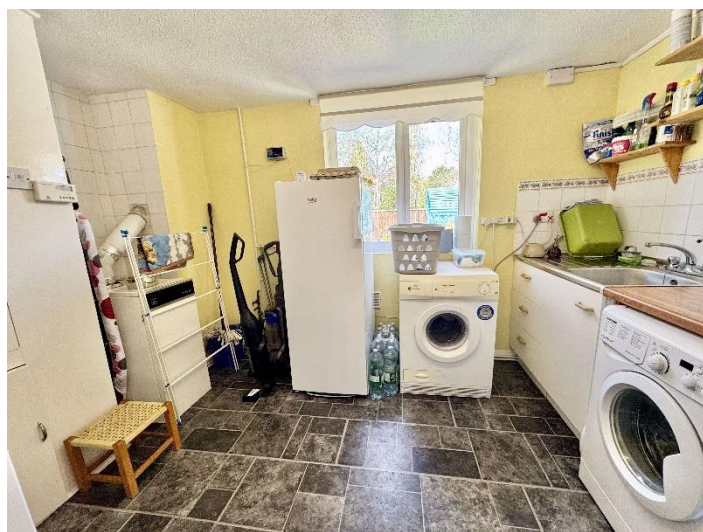
Council Tax Information

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully triple glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

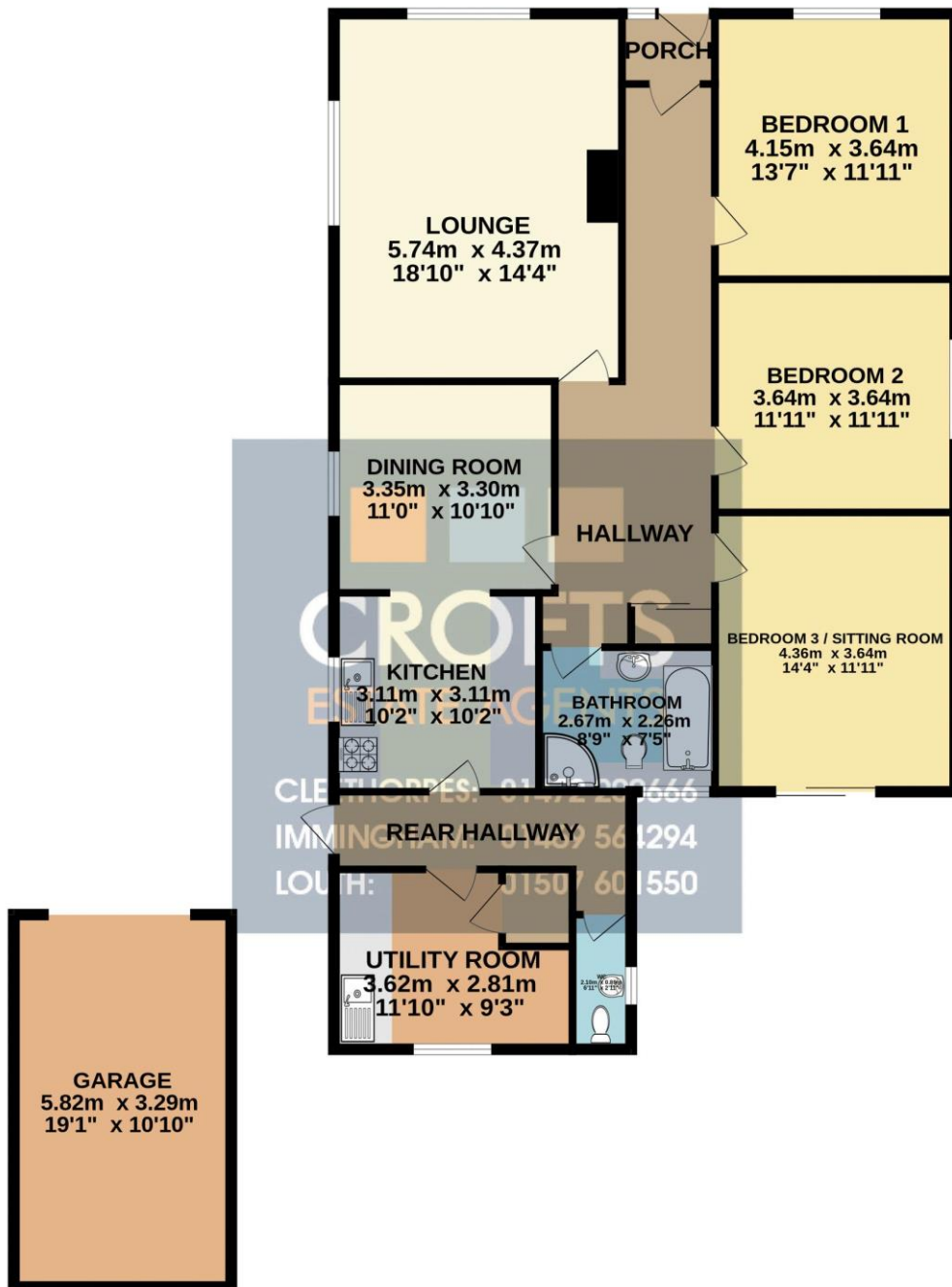




OPEN 7 DAYS A WEEK

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
151.3 sq.m. (1628 sq.ft.) approx.



TOTAL FLOOR AREA : 151.3 sq.m. (1628 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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