



CROFTS ESTATE AGENTS

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



**Byng Hall
Main Road
Saltfleet
LN11 7RN**

**Offers in the
Region Of £400,000**

***NO FORWARD CHAIN *** This stunning detached farmhouse style property lies in a fantastic corner plot set within the popular coastal village of Saltfleet. Standing in beautifully maintained and secure walled gardens, the property comes with a ground source heat pump, solar roof panels, newly installed aluminium windows and bi folding doors, two newly installed log burners, oil fired AGA, extensive private driveway and substantial detached garage, which is brimming with potential for conversion into an additional holiday let or annexe. Internally, the property is equally beautifully presented and dressed throughout, with the present owners having upgraded the interior to an exceptional standard which needs to be seen first hand in order to be fully appreciated. The generous and flexible living accommodation is comprised of Porch with open entrance into a large entrance hall with under stairs cupboard, Lounge and dining rooms both having log burning stoves, stunning open plan and contemporary kitchen dining living space with bi fold doors, which in turn leads to utility room, cloakroom and side entrance hall and boiler room. The first floor landing provides access to three spacious double bedrooms, two of which are served by immaculate en suite shower rooms, there is a further four piece family bathroom suite which completes the internal living accommodation. Outside, the property stands in beautifully maintained gardens to the front, with a private veggie patch, greenhouse and mature shrubs and trees. The driveway and garage are accessed from Sea lane, with an abundance of off road parking available. There is a further private garden to the other side of the property which is enclosed by wood panel fencing and is gated. There is a hardstanding and patio area with crazy paving, gravel bed and lawn, with an additional wooden storage shed. The solar roof panels are visible from this aspect. The property is well placed for many coastal walks with protected marshland and coastal paths found nearby at the end of the road.

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Entrance Hall

18' 3" x 6' 11" (5.56m x 2.099m)

uPVC entrance door to front aspect opens into entrance porch with decorative tiling to the floor, open entrance into hallway with stairs to first floor landing, small storage cupboard, understairs storage cupboard

Lounge

15' 6" x 13' 4" (4.729m x 4.058m)

Large aluminium double glazed window to front, cast iron log burning stove, under floor heating.

Dining Room

15' 7" x 13' 5" (4.744m x 4.083m)

Double glazed aluminium windows to front aspect, cast iron log burning stove, engineered wood flooring, coving to ceiling.

Kitchen family room

29' 7" x 11' 8" (9.024m x 3.564m)

Perhaps the most impressive aspect of this home is the huge contemporary 30ft approx. open plan kitchen living space. Having large bi- folding doors to side aspect leading into the privacy of the side garden area. Two further uPVC windows to side and rear. Fully tiled flooring, spotlight ceiling, original ceiling beam. Bespoke fitted kitchen with solid oak worktops and matching central island incorporating Belfast sink unit and chrome mixer tap, tiled

upstands. Oil fired Aga. Door to side leads to utility room. Further door to side leads to side hallway and downstairs toilet.

Utility room

10' 11" x 7' 1" (3.33m x 2.165m)

uPVC window to side. Fitted units incorporating stainless steel sink unit with draining board, plumbing for washing machine, space for dishwasher and tumble dryer. Additional fitted units, panelled ceiling with spotlights

Hallway

6' 11" x 6' 2" (2.108m x 1.881m)

uPVC door to side leading to driveway and garage area. Radiator, tiled floor. Doors to either side open into cloakroom and storage/boiler room.

Cloakroom

6' 4" x 5' 3" (1.940m x 1.590m)

uPVC window to side, close coupled w/c, floating wash hand basin, mini radiator and tiled flooring.

Storage / boiler area

7' 1" x 6' 9" (2.147m x 2.047m)

Having access to controls for ground source pump and solar panels

First Floor Landing

From the main entrance hallway staircase leads to the split level landing area. Aluminium double glazed window to front aspect. The landing narrows to a large corridor just off the main landing having oak flooring, coving to ceiling spotlight ceiling and loft hatch. Door to the rear opens into Bedroom One and door to the right opens to the family bathroom.

Bedroom 1

13' 3" x 11' 11" (4.030m x 3.638m)

uPVC window to side and rear, modern flooring, coving to ceiling . Door to rear leads into the first of two en suites .

En suite 1

6' 9" x 4' 7" (2.050m x 1.389m)

Double walk in shower cubicle with mermaid style panelling to side. Floating modern wash hand basing and floating push button w/c. Tiled floor.

Family Bathroom

9' 9" x 6' 11" (2.981m x 2.108m)

Opaque uPVC window to side, corner panelled bath with shower attachment, floating push button w/c, vanity wash basin, shower cubicle and heated towel rail. Fully tiled floors and partially tiled walls . Spotlight ceiling

Bedroom 2

15' 1" x 13' 3" (4.60m x 4.042m)

Aluminium double glazed window to front aspect, coving to ceiling , sold oak floor. Door to side leads to 2nd En suite

En suite 2

5' 8" x 6' 6" (1.728m x 1.992m)

Shower cubicle, floating wash basin, floating push button w/c, tiled walls, tiled floor, heated towel rail and spotlights to ceiling

Bedroom 3

15' 2" x 13' 6" (4.631m x 4.110m)

Aluminium double glazed window to front, oak flooring, feature cast iron fireplace

Detached Garage

37' 4" x 10' 5" (11.374m x 3.169m)

A large detached garage / workshop with light and power. Up and over door to front, door and two windows to side. Great potential for conversion into holiday let , annexe or games room(subject to planning)

Outside

The property stands in a large corner plot enclosed by a private walled garden to the side. The driveway and Garage can be accessed from the side via Sea Lane. The large lawned garden to the front is very well maintained having mature and established borders with shrubs and trees. A tall hedge divides an area of the garden used as a vegetable plot, housing a large greenhouse and several raised beds used for growing food. Gated access to the side of the property leads to a further garden area which comprises of crazy paving, lawn and patio, enclosed by more mature plants and newly planted fruit trees, creating a lovely entertaining space , there is also a wooden panel storage shed.



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

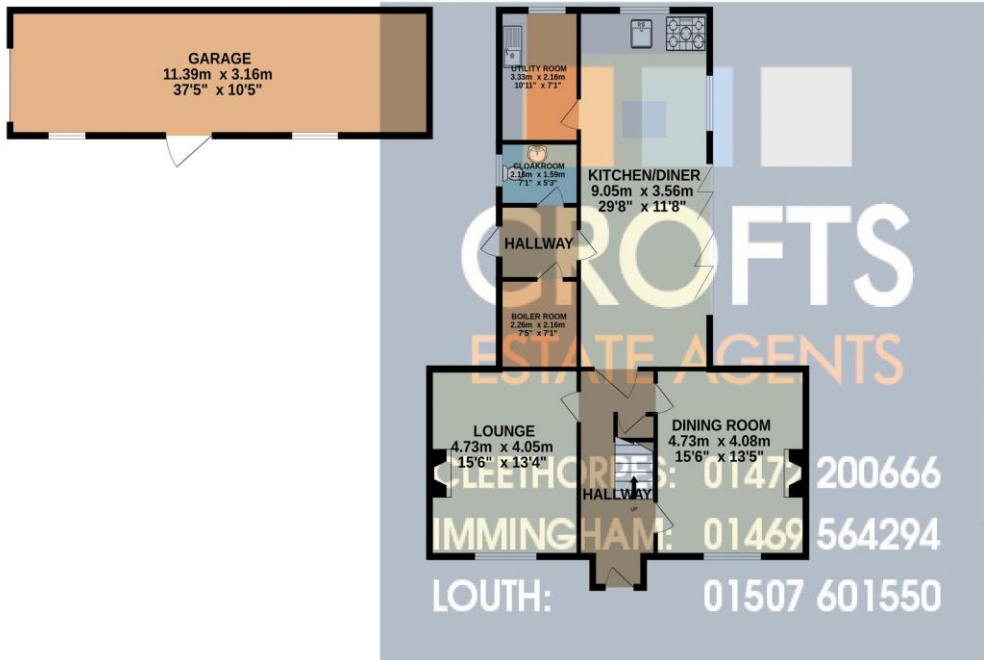




OPEN 7 DAYS A WEEK

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
136.0 sq.m. (1464 sq.ft.) approx.

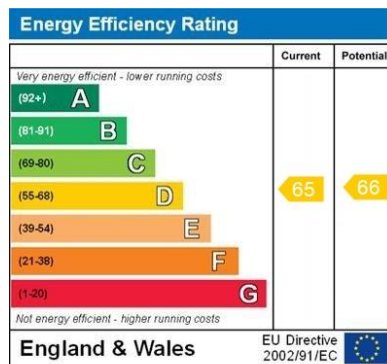


1ST FLOOR
76.9 sq.m. (827 sq.ft.) approx.



TOTAL FLOOR AREA : 212.9 sq.m. (2292 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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