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



**The Nook,
Main Road,
Saltfleet
LN11 7SB**

£350,000

This large period detached bungalow resides within a large mature private plot within the popular coastal village of Saltfleet. The present vendors have made significant upgrades to the heating and electricity via the recent installations of solar roof panels and ground source heat pump, resulting in economical running costs. Internal viewings of the generous and flexible living accommodation are highly recommended in order to fully appreciate what the property has to offer, with arguably even more impressive grounds to the rear which back onto fields and are not overlooked. Living accommodation is comprised of: Porch, entrance hallway, lounge, sitting room, shower room, open plan fitted kitchen dining room and three spacious bedrooms. Outside, the property is well set back from the road and offers an abundance of off road parking, with separate detached garage and outbuildings. The rear garden has a patio with pergola, storage shed and beautiful lawned mature gardens which back onto open fields behind, with established shrubs, plants and trees.

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Entrance Porch

4' 7" x 12' 10" (1.388m x 3.901m)

uPVC door to front with side panels opens into porch. Further door leads into entrance hall

Entrance hall

7' 3" x 14' 1" (2.205m x 4.285m)

Timber frame glazed door to front, two matching glazed windows to front. Radiator, picture rail and coving to ceiling. Parquet style floor. Door to rear leads into inner hallway

Lounge

14' 3" x 12' 0" (4.34m x 3.664m)

uPVC window to front, uPVC bay window to side. Radiator in cover. Traditional fireplace with feature fire surround, coving to ceiling, built in cupboards and shelving

Sitting Room

11' 7" x 10' 2" (3.54m x 3.095m)

uPVC bay window to side, two double built in storage cupboards, parquet style floor, traditional cast iron fireplace housing log burning stove. Radiator in cover

Kitchen breakfast room

12' 5" x 20' 7" (3.775m x 6.262m)

uPVC window to side, further uPVC window to rear. Door to rear leads into conservatory. Radiator and additional wall mounted electric heater. Panelled ceiling with spotlights. Range of modern

fitted base and wall units, incorporating stainless steel sink unit with draining board and mixer tap. Plumbing for a dishwasher. Integral oven, induction hob with overhead extractor hood. Tiled splashback walls, under unit lighting.

Conservatory

9' 11" x 12' 1" (3.031m x 3.689m)

Tiled floor, uPVC door to side leading to outside patio with overhead pergola

Shower-Room

10' 3" x 4' 0" (3.131m x 1.22m)

Opaque uPVC window to rear, vanity wash hand basin, close coupled w/c, walk in shower cubicle, heated towel rail and tiled walls

Bedroom 1

11' 10" x 12' 0" (3.599m x 3.670m)

uPVC window to front, radiator, coving to ceiling

Bedroom 2

14' 4" x 7' 8" (4.365m x 2.344m)

uPVC to rear, radiator, sliding built in wardrobes

Bedroom 3

10' 8" x 8' 7" (3.261m x 2.628m)

uPVC window to rear, radiator. Currently used as an office.

Outside

The property is approached from the main road by a large gravelled driveway leading to a single detached garage with gated access to the side leading to the large mature rear garden. The driveway provides ample parking and can accommodate motorhome/ trailer and additional cars if needed. There is a small patio and pergola leading out from the conservatory, a large gravelled area leading to storage sheds. There is a further brick outbuilding found towards the rear of the plot. The rear garden is mostly lawn, with hedge boundaries with trees to rear. The garden has open views to the rear providing fantastic privacy. There is a further garden to the side of the property



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

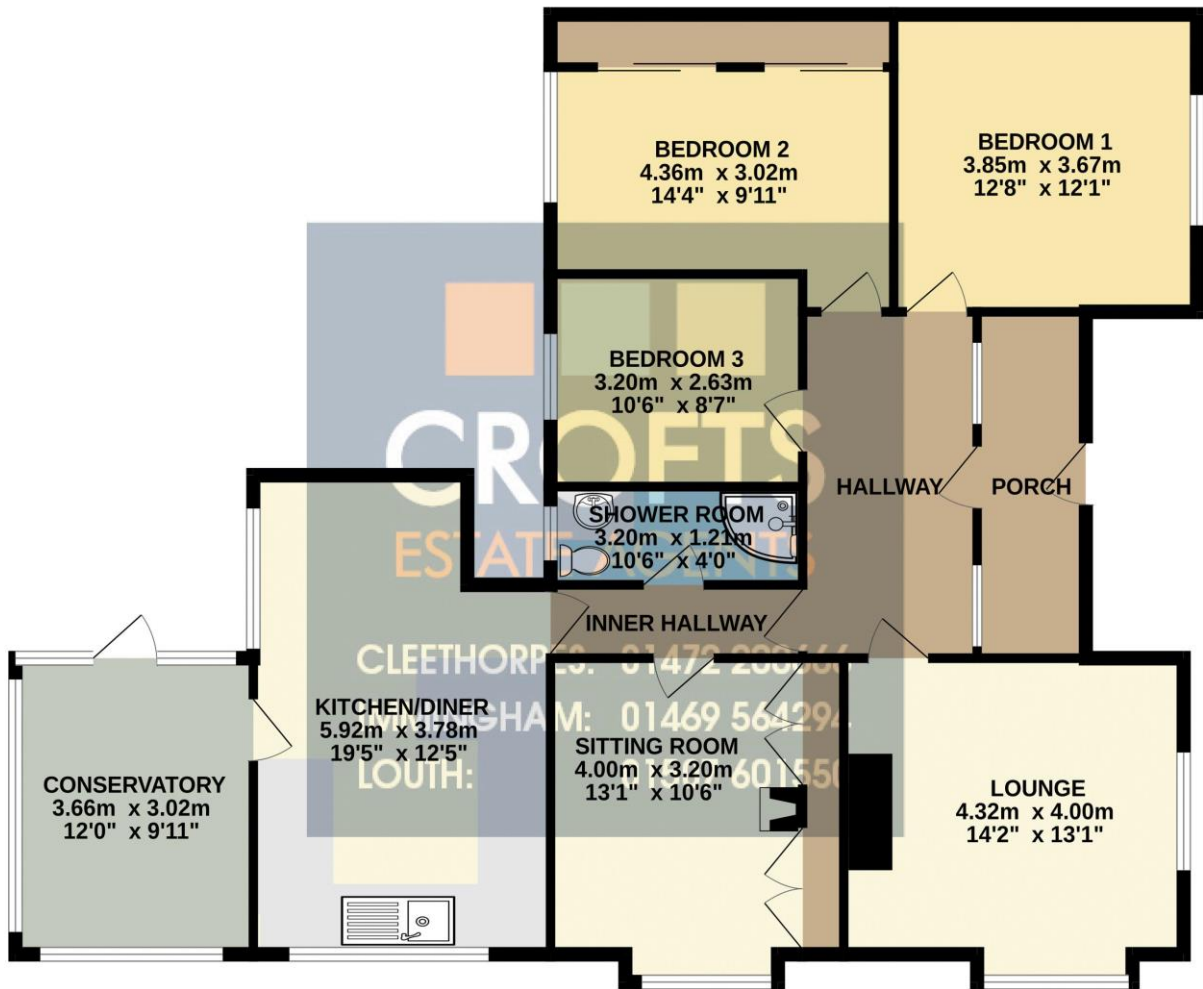




OPEN 7 DAYS A WEEK

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)

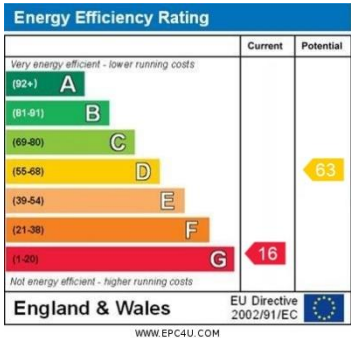
GROUND FLOOR
121.0 sq.m. (1302 sq.ft.) approx.



TOTAL FLOOR AREA: 121.0 sq.m. (1302 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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