

Buy. Sell. Rent. Let.



Main Road , Saltfleetby



When it comes to  
property it must be

  
lovelle



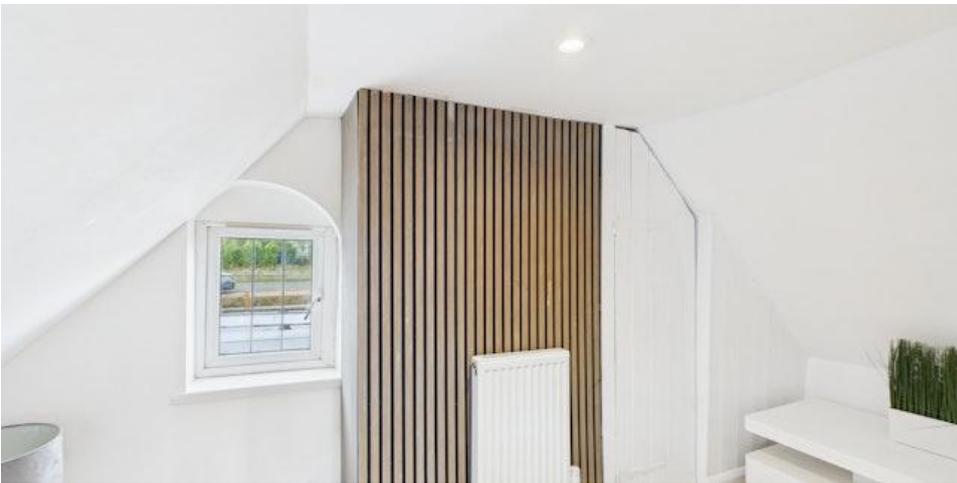
**Guide price £190,000**



**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000\*\*** Lovelles are pleased to bring to market this Two bedroom detached character cottage rumoured to be dated back to the 1600's. The property has been fully renovated throughout with an EPC rating of B, new insulation, air source heat pump solar panels which are incredibly efficient to run. !! The property benefits from no onward chain and sits on a sizeable plot front to rear and is located close to the beach. The property must be viewed to fully appreciate the space this property has to offer!!

#### Key Features

- Detached Cottage
- Character Property 1600's
- No Chain
- Good Plot Size With Open Views
- Being sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- EPC rating B
- Tenure: Freehold





**\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000\*\***

Lovelles are pleased to bring to market this Two bedroom detached character cottage rumoured to be dated back to the 1600's. The property has been fully renovated throughout!! The property benefits from no onward chain and sits on a sizeable plot. The property must be viewed to fully appreciate the space this property has to offer!! The property comprises of Two Entrance Porches, Lounge , Kitchen, Two Bedrooms, Dressing Area and Shower Room.

### Entrance Porch

2.09m x 1.24m (6'11" x 4'1")

Door gaining entry, windows to all elevations, door into;

### Lounge

5.14m x 3.58m (16'11" x 11'8")

Triple aspect windows to side and front elevation, featuring original ceiling beams and original fireplace with brick surround, three radiators , power points and tv point, door into;

### Utility Area

3.56m x 1.78m (11'8" x 5'10")

Window to rear elevation, stairs to the first floor, fitted base units with worktop over, radiator , power points and space and plumbing for washing machine.

### Bedroom One

3.38m x 3.82m (11'1" x 12'6")

Window to side elevation, double bedroom , radiator , power points and loft access.

### Dressing Area

1.3m x 3.73m (4'4" x 12'2")

Window to side elevation , radiator and power points.

### Shower Room

3.56m x 1.73m (11'8" x 5'8")

Obscure window to rear elevation, a three piece suite comprising of wet room style , pedestal wash hand basin, WC, mermaid board , radiator , extractor fan and fully tiled walls.

### Study

4.67m x 1.87m (15'4" x 6'1")

Window to front elevation, radiator and power points.

### Kitchen

4.1m x 3.82m (13'6" x 12'6")

Window to front elevation, fitted with a range of base and wall units with worktop over, one and half bowl stainless steel sink with drainer, integrated fridge/freezer, cooker, extractor hood, tiled walls, power points, two radiators, space for dining table and door leading out to the porch.

### Bedroom Two

4.45m x 4.47m (14'7" x 14'8")

Window to front elevation, double bedroom, two radiators and power points.

### Porch

2.22m x 2.2m (7'4" x 7'2")

Door to side elevation gaining entry , windows to all elevations and door into kitchen.

### Garage

New double opening garage doors, with power and lighting.

### Workshop

With power and lighting.

### Driveway

With spacious driveway laid to gravel allowing several vehicles to park. There is a timber fence defining the property and gate into the driveway.

### Garden

The property sits on a sizeable plot with a low maintenance gravelled garden to the rear and side.

### Location

The property is situated in the village of Saltfleetby .The nearby Market Town of Louth is approximately 8 miles away and has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and to the East Coastal roads. Excellent primary and secondary schooling nearby, the property is also in the catchment area for King Edward VI Grammar School.

### Directions

From our office on Victoria high street , Take A1031 to Back Street for 6.3 miles, Continue on Back Street to Mar Dyke E/B1200 0.7 miles, Turn left onto Mar Dyke E/B1200 0.7 miles. The property is on the left hand side identified by our for sale board.

### Services

The property has electric central heating, water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. The property is placed in Tax Band B. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

### Agents Note

Viewings by appointment only. These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All





measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

### Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Floor 0



**Approximate total area<sup>(1)</sup>**

1089 ft<sup>2</sup>  
100.9 m<sup>2</sup>

**Reduced headroom**

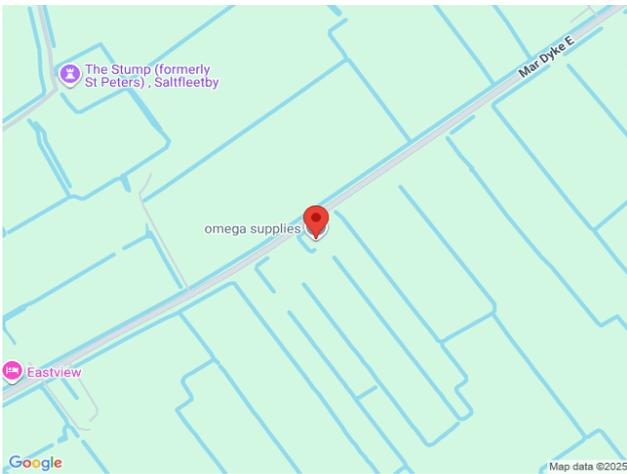
101 ft<sup>2</sup>  
9.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



When it comes to **property**  
it must be

  
**lovelle**

01507 478297

Mablethorpe@Lovelle.co.uk

