



# CHOICE PROPERTIES

*Estate Agents*

Buttons Bend Wine Hill Lane,  
Saltfleet, LN11 7RX

Price £650,000

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Choice Properties are delighted to present 'Buttons Bend' a most attractive, capacious home offering 4/5 bedrooms together with an impressive detached one bedroom self contained bungalow in the grounds. Standing in 4 sides of garden (approx 1/3 acre), which enjoy glorious open countryside views to the rear, this super property is located in the peaceful village of Saltfleet which is 2 miles from North Somercotes which has a good range of shops, schools, and a surgery and is in easy reach of 2 grammar schools (Louth and Alford). Viewing is Highly Recommended.

The property has the benefit of UPVC Double Glazing and Oil Fired central heating and internally comprises:-

### **Entrance Hallway**

17'0" x 6'7"

Covered porch with front door leading into the Entrance Hall. Radiator. Cloaks cupboard. Airing cupboard. Loft access to the roof space.

### **Kitchen/Dining Room**

13'8" x 13'7"

Large family kitchen with wall, base and drawer units which also incorporate an attractive matching dresser unit. One and half bowl sink unit and drainer with mixer tap. Electric oven and hob with extractor hood over. Plumbing for dishwasher. Part tiled. Farmhouse style door leading into the Utility Room. Double opening doors into the Dining Room (which the vendors currently use as a bedroom)

### **Utility Room**

9'10" x 8'0"

With wall and base units with work surfaces over. One and half bowl sink unit with mixer tap. Plumbing for washing machine. Worcester Oil Boiler which supplies central heating system and hot water. Time Control switch for the central heating. Radiator. Door leading into the integral Garage. Door leading to rear garden.

### **Reception Room**

17'7" x 13'7"

With attractive brick inglenook style fireplace. Radiator. Double doors leading into:-

### **Sun Room**

13'7" x 9'9"

A super sunny room which overlooks the rear garden and open countryside views beyond. Radiator. Sliding patio door leading on to the rear patio.

### **Bedroom 1**

13'8" x 13'7"

Radiator

### **En-suite Bathroom**

7'10" x 5'9"

With panelled bath with shower over, push button flush w.c. and pedestal wash hand basin. Part tiled. heated towel radiator.

### **Bedroom 2**

13'4" x 13'2"

Radiator.

### **En-suite WC**

6'0" x 3'6"

With Wash and basin set in vanity unit and w.c. Radiator.

### **Bedroom 3**

13'1" x 9'9"

Radiator.

### **Bedroom 4**

13'7" x 13'7"

Radiator. Fitted storage cupboard.

### **Dining Room/Bedroom 5**

13'8" x 13'2"

This super room offers views of the rear garden and countryside beyond and the vendors currently use this room as a bedroom. Decorative Fireplace with Adam style wooden surround. Radiator.

### **Bathroom**

9'1" x 6'7"

With four piece suite which consists of panelled bath, walk in shower cubicle, pedestal wash hand basin and low level flush w.c. Fully tiled. Radiator.

### **Separate Detached Annex**

Buttons Bend benefits from a detached self contained annex with Oil Central Heating and UPVC Double Glazing. The property offers spacious accommodation and internally comprises:-

### **Annex Kitchen**

12'3" x 9'10"

White Kitchen with ample wall and base units with work surfaces over. Stainless steel sink unit and drainer. Oil boiler which supplies central heating and hot water. Radiator.

### **Annex Reception Room**

16'2" x 15'3"

Radiator.

### **Annex Bedroom**

16'2" x 11'1"

Radiator. Fitted Wardrobe.

### **Annex Shower Room**

6'7" x 3'5"

With shower cubicle, wash hand basin set in vanity unit and low level flush w.c. Tiled walls. Radiator.

### **Large Timber Cabin**

Ideal for a variety of uses. With internal pine cladding, power, and lighting.

### **Driveway**

Impressive block paved driveway which provides ample parking and standing space for many vehicles.

### **Integral Garage**

18'9" x 9'10"

Up and over door. Power and lighting. Integral door to the Utility Room.

### **Garden**

Double opening wrought iron gates lead into the grounds of 'Buttons Bend' providing block paved parking and hard standing (ideal for boat, caravan, motor home etc). To the front of the property is a private lawned garden with shrub borders and to the rear is a spacious extensive patio, perfect for relaxing and entertaining in the summer months and a large well maintained lawned garden with open countryside views.

### **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C. Amount payable for 2023 is £1,694.76

### **Tenure**

Freehold

### **Viewing arrangements**

#### **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

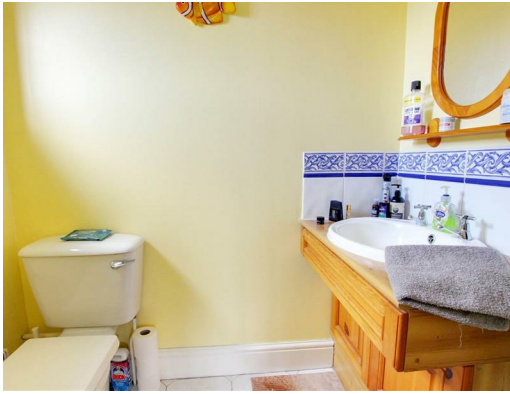
#### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

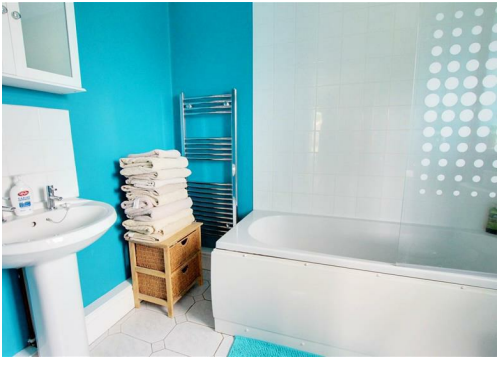
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Buttons Bend, Wine Hill Lane  
Approx. 239.9 sq. metres (2582.7 sq. feet)



Total area: approx. 239.9 sq. metres (2582.7 sq. feet)

# Directions

Use the postcode LN11 7RX for directions to the property and Buttons Bend is the bungalow on the right hand side just a little way along as you enter Wine Hill Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			63
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

