



CHOICE PROPERTIES

Estate Agents

Long Gate Lodge North End,
Saltfleetby, LN11 7SX

Reduced To £500,000



Choice Properties are delighted to bring to market this most spacious detached bungalow offering 4 bedrooms (one en-suite) and 2 reception rooms. Located in a sought after semi rural position this super home includes a range of outbuildings and stands in large well maintained gardens. We highly recommend viewing this lovely property.

The property benefits from having oil central heating and double glazed timber framed windows. Internally the well presented accommodation consists of:

Double opening front entrance doors to:

Entrance Hall

21' x 6' extending to 10'7"

Fitted storage cupboards. Spot lighting. Timber flooring. Radiator.

Lobby

5'8" x 3'9"

Rear lobby with tiled floor, storage cupboard and door leading out to the rear patio and garden.

Living Room

15'10" x 20'0"

Box bay window to the side. Wood burner set in feature brick surround incorporating t.v. stand. Bespoke fitted storage. Radiator.

Kitchen

10'2" x 12'5"

Bespoke hand crafted solid timber kitchen fittings which consist of wall and base units with granite work surfaces over. Integrated appliances include an electric double oven, microwave, 5 ring gas hob with stainless steel backsplash and filter hood over, fridge/freezer and dishwasher. Sink unit and drainer with mixer taps and filtered water tap. Part tiled walls. Spot lighting. Open plan leading through to:

Dining Room

10'2" x 11'5"

Radiator. Spot lighting.

Utility Room

9'10" x 7'

Fitted storage cupboard plus fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Plumbing for washing machine. Part tiled walls. 'Myson' oil boiler which provides the central heating and hot water. Programmer controls.

Inner Hallway

19'2" x 3'7"

Airing cupboard housing the hot water cylinder with immersion heater. Radiator. Access to the loft area.

Bedroom 1

12' x 11'9" extending to 14'9"

Fitted wardrobes and bedside cabinets. Radiator. door to:

En-suite

9'9" x 5'7" to widest dimensions

With three piece suite which consists of a large shower enclosure with electric shower plus wash hand basin and w.c. set in vanity unit with storage and with a granite worktop over. Fully tiled walls. chrome heated towel rail. spot lighting. Extractor fan.

Bedroom 2

11'8" x 9'10"

Radiator.

Bedroom 3

11'7" x 9'9"

Radiator.

Bedroom 4

10'1" x 9'10"

Radiator. Fitted wardrobes.

Bathroom

9'10" x 8'

With modern four piece bathroom suite which consists of a panelled bath, large shower enclosure with mixer shower, w.c. and wash hand basin set in a large vanity unit with storage. mirror light with electric shaver point. heated towel rail (from the central heating with additional electric control for when the central heating is not running).

Driveway

To the side of the property is a spacious gravelled driveway with ample parking for several vehicles.

Garage/Workshop 1

19'2" x 17'

power and lighting with three phase electric supply. Wood burner. Garage door from the driveway. Door to office.

Office

11'9" x 8'5"

Fitted storage and work surfaces.

Workshop 2

20'10" x 14'10"

Workshop 3

32'7" x 14'5"

With two internal store rooms.

Workshop 4

28'3" x 15'8"

Double doors leading out to the rear garden. Sliding garage door to the side. Attached store room.

External w.c./Utility room

8' x 7'2"

Gardens

The property is positioned on a large plot with well tended gardens lawned gardens to the front side and rear. there is also a patio area to the front plus a spacious patio to the rear overlooking the garden. timber sheds and stores plus a pair of kennels.

Tenure

Freehold

Council Tax

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening hours

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

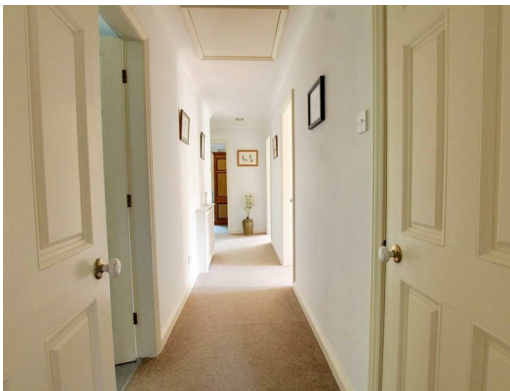
Saturday 9.00 a.m. to 3.00 p.m.

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.

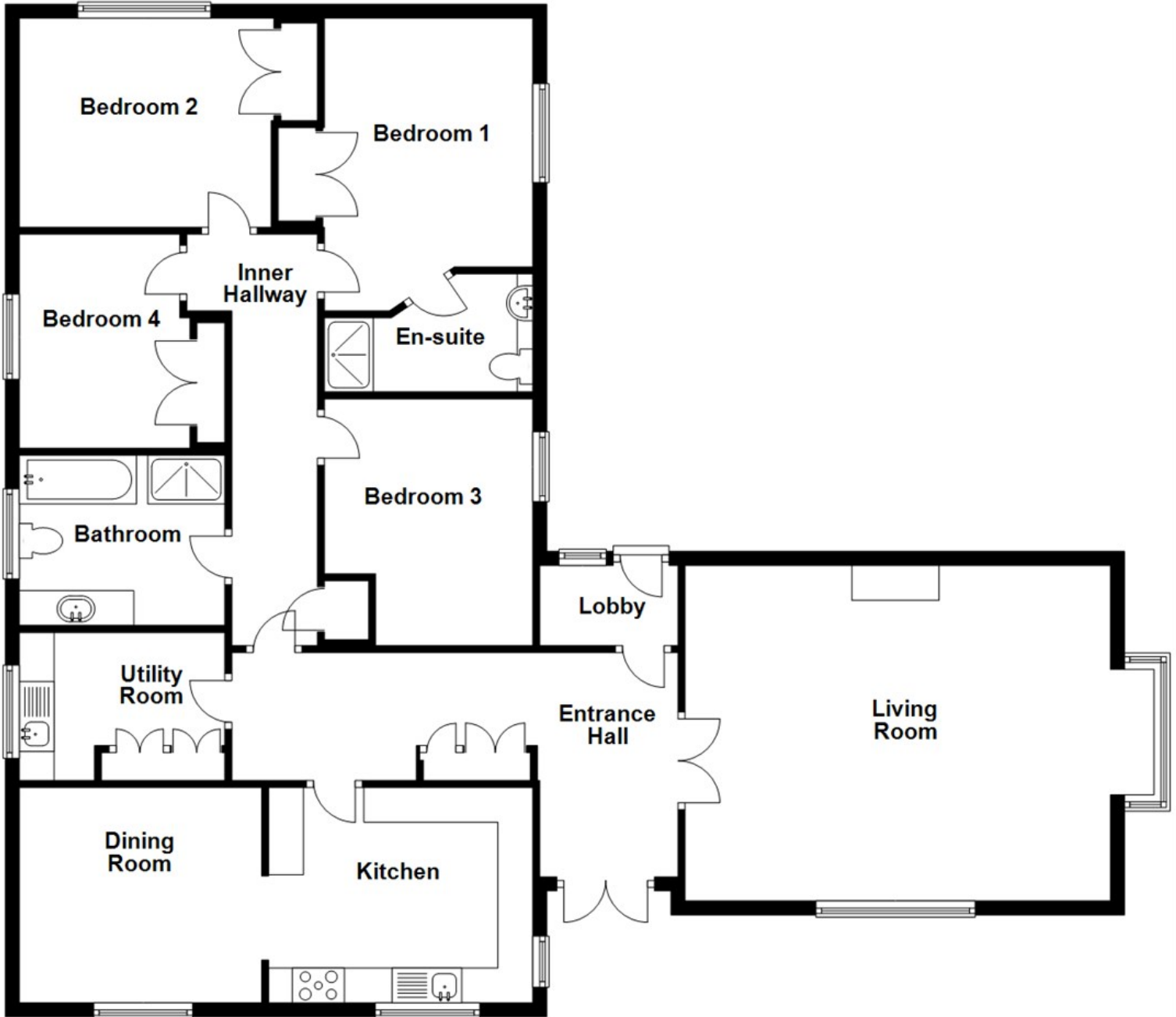
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Ground Floor



Directions

From Louth head out to Manby and then continue through the village in the direction of Saltfleetby. At the junction with Three Bridge Lane turn left (church on your left) onto North End Lane and Long Gate Lodge can then be found on the corner of Long Gate Road.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 50 |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

