



CHOICE PROPERTIES

Estate Agents

Lill Cottage Main Road,
Saltfleetby, LN11 7SS

Reduced To £400,000



Welcome to Lill Cottage, this stunning 5 bedroom (1 en-suite) detached house located on Main Road in the sought-after area of Saltfleetby, Louth. The property further benefits from a stylish and modern finish throughout, privately enclosed garden to the rear and is fronted by a gravelled driveway providing ample parking. What sets this property apart is its modern features, including an air source heat pump and solar panels, offering both eco-friendly living and cost-saving benefits. Early viewing is highly recommended to appreciate all this beautiful home has to offer.

Offering a desirable layout and presented to an immaculate standard throughout, the abundantly light and beautifully maintained accommodation comprises:-

Entrance Hall

13'5" x 6'1"

Entrance via partly glazed composite door, oak-effect laminate flooring, staircase to the first floor with spacious under stairs storage cupboard, door to:-

Kitchen/Diner

13'5" x 17'0"

Fitted with a stylish range of ivory wall and base units with solid oak worktops over, one and a half bowl porcelain sink unit with drainer and stainless steel mixer taps, cooker point with extractor over, integrated dishwasher, space for freestanding fridge/freezer, tiled flooring, inset spot lights to the ceiling, ample space for a large dining table, door to:-

Reception Room

18'0" x 10'2"

Spacious reception room, oak-effect laminate flooring, TV Aerial point, telephone point, French double opening patio doors leading out onto the attractive rear garden.

Utility

4'11" x 6'11"

Fitted with wall units, plumbing for a washing machine, space for a tumble dryer, tiled flooring, door to:-

WC

4'4" x 3'1"

Fitted with a two piece suite comprising pedestal wash hand basin with mixer taps, w.c., tiled splash backs, tiled flooring.

Landing

Bedroom 1

14'8" x 10'1"

Spacious double bedroom, built in storage cupboard housing the hot water tanks and air-source heat pump controls, oak-effect laminate flooring.

En-suite

2'8" x 10'1"

Fitted with a modern three piece suite comprising shower cubicle with mains shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c, tiled splash backs, inset spot lights to the ceiling.

Bedroom 2

9'1" x 10'8"

Double bedroom with oak-effect laminate flooring.

Bedroom 3

8'7" x 10'8"

Double bedroom with oak-effect laminate flooring.

Bathroom

5'9" x 8'2"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs, chrome heated towel rail, extractor fan.

Landing

12'0" x 5'9"

Bedroom 4

9'10" x 10'5"

Double bedroom with oak-effect laminate flooring.

Bedroom 5

9'10" x 10'9"

Double bedroom with oak-effect laminate flooring.

Driveway

Gravelled driveway providing ample parking for vehicles including a caravan/motorhome.

Garage

18'4" x 11'4"

Electric roller door, power and lighting.

Garden

To the rear of the property you will find a privately enclosed and beautifully manicured garden, which is privately enclosed with timber fencing to the boundaries. There is a paved patio seating area located outside the reception room providing a lovely area for outdoor dining or soaking up the sunshine. The garden is adorned with colourful plants, trees and hedging to the borders. There is also external lighting and an outdoor tap to the rear. The air source heat pump is located to the side of the property along with an electric car charging point.

Tenure

Freehold.

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

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

Viewing Arrangements

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Opening Hours

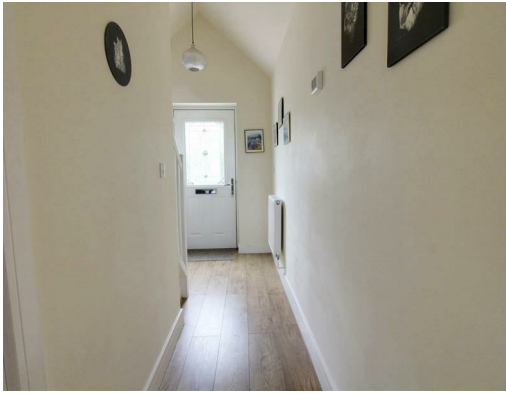
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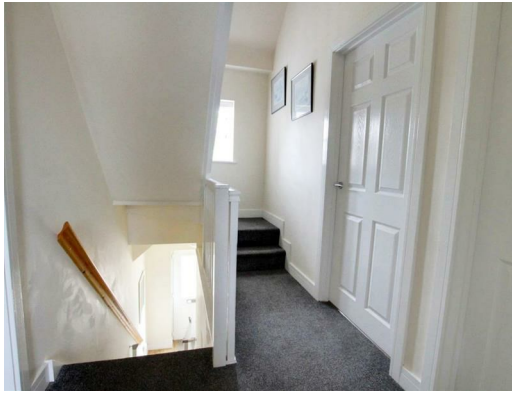
Making an Offer

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.

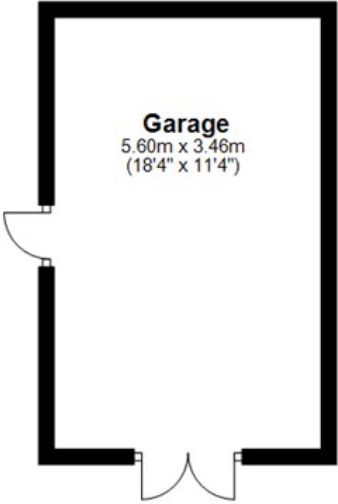
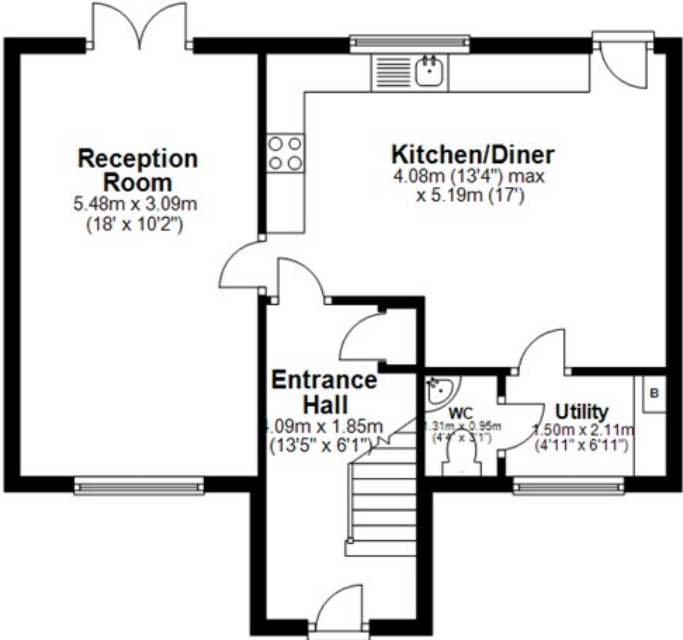
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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.



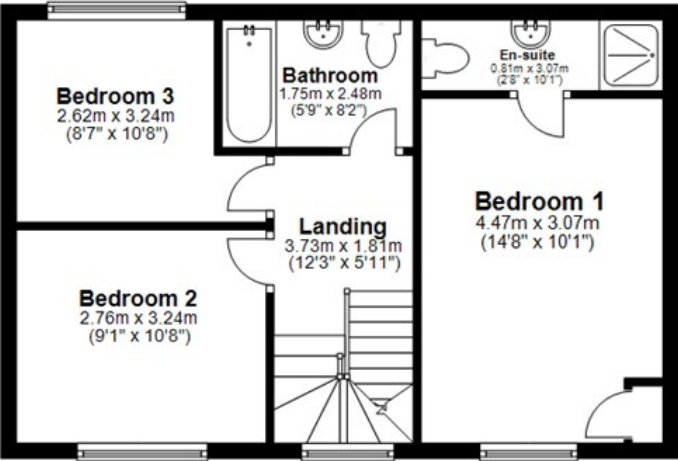




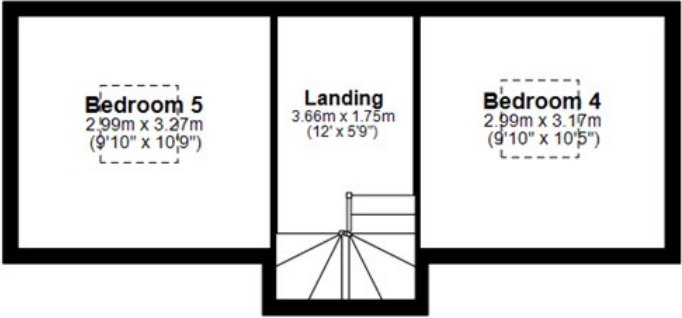
Ground Floor



First Floor



Second Floor



Directions

Proceed East from Louth on the B1200 and at the roundabout take the first exit towards the coast. Continue on this road then at the traffic lights carry on straight ahead towards the road to Saltfleetby. Upon entering the village following the 'S' bend, the property can be found a short distance down on the lefthand side, just before the turning to Ings Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	91
(81-91) B			
(69-80) C			
(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 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	

