



# CHOICE PROPERTIES

*Estate Agents*

Phalaris Grey Fleet Bank,  
Saltfleet, LN11 7SE

Offers Around £270,000



It is a pleasure for Choice Properties to bring to the market this most spacious three bedroom detached bungalow situated in the quiet village of Saltfleet, a short distance from the Georgian market town of Louth and the golden sandy beaches at Mablethorpe. Boasting beautiful open views to the rear this characterful bungalow sits on a sizeable plot in total measuring approximately 0.3 acres (STS) as well as offering a generously proportioned layout. This special property requires modernisation giving any prospective buyer the opportunity to put their own stamp on it.

The generously proportioned accommodation benefits from an oil fired central heating system with a recently renewed oil tank and comprises:

Undercover entrance with tiled flooring providing doors to the boiler room and WC and front door leading in to:

### **Kitchen/Breakfast Room**

9'11" x 11'11"

Fitted with base units and worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding electric cooker, plumbing for a washing machine, part tiling to the walls and doors leading to:

### **Utility Area/Pantry**

8'11" x 4'8"

Fitted with shelving for storage, quarry floor tiling, the wall mounted thermostat and a space for freestanding fridge/freezer.

### **Dining Room**

11'11" x 11'11"

Providing ample space for a dining table, a telephone point and double opening doors leading to:

### **Conservatory**

11'11" x 8'11"

Benefiting from triple aspect windows, a polycarbonate apex roof, two wall lights and double opening 'French' doors to the garden.

### **Reception Room**

15'10" x 12'0"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a TV aerial, wooden flooring and a log burning stove set on a slate hearth.

### **Bedroom 2**

11'11" x 11'11"

Spacious double bedroom featuring a cupboard housing the wall mounted consumer unit.

### **Inner Hallway**

6'0" x 12'0"

With laminate flooring, a double fitted storage cupboard and doors to:

### **Bedroom 1**

11'0" x 18'1"

Spacious double bedroom with laminate flooring.

### **Bedroom 3**

9'11" x 11'11"

Double bedroom with laminate flooring.

### **Bathroom**

8'11" x 9'1"

Fitted with a four piece suite comprising a cladded bath tub with mixer tap and shower attachment, shower cubicle with electric 'Newlex Calypso Plus' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, tiled walls, tiled flooring and loft access.

### **Boiler Room**

5'7" x 2'11"

Housing the floor standing 'Warmflow' oil fired boiler.

## **WC**

5'7" x 3'3"

Fitted with a WC with push button flush, a wall mounted hand wash basin with single hot and cold taps, heated towel rail and tiled flooring and tiling to the walls.

## **Driveway**

Paved driveway providing off road parking for two vehicles.

## **Garage**

With double opening timber doors.

## **Outbuilding**

8'05" x 12'04"

With power and lighting, a timber entrance door and a polycarbonate window.

## **Garden**

Well tended and established gardens surround the bungalow, mainly laid to lawn with hedging to the boundaries. The garden features planter beds as well as an array of well established plants and shrubs. The beautifully presented gardens additionally benefit from a brick built greenhouse, a paved patio seating area and open rural views to the rear.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

Monday to Friday 9.00am to 5.00pm

Saturday 9.00am - 3.00pm

## **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.

## **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.

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


Approx. 116.9 sq. metres (1257.9 sq. feet)



Total area: approx. 116.9 sq. metres (1257.9 sq. feet)

# Directions

From Louth, head towards Manby via the B1200. Once you get to the crossroads continue straight over and through Saltfleetby. At the junction take a left onto the A1031. Continue on this road until you enter the Village of Saltfleet. Follow the bend around to the right and you will see the pump house located on your right hand side. Toward the next bend take the turn off on to Grey Fleet Bank and the property can be found towards the end of the road on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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			
(55-60) 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	