



CHOICE PROPERTIES

Estate Agents

Fair View Main Road,
Saltfleetby, LN11 7TL

Price £295,000



Choice Properties are delighted to bring to market Fair View, an idyllic two bed detached bungalow located in Saltfleetby. The spacious property features a well proportioned kitchen, living room, dining room, utility, and bathroom all with large double glazed windows allowing the property to feel abundantly light and bright. The pièce de résistance however is the large private fully enclosed garden. With no onward chain early viewing is highly advised.

With the additional benefit of oil central heating and UVPC double glazing throughout, the abundantly light and well proportioned internal living accommodation comprises:-

Hallway

4'11 x 13'1

With UVPC entrance door. Access to part boarded, fully insulated loft with pull down loft ladder. Radiator. Power points.

Reception Room

15'8 x 11'10

UVPC bow window to front aspect. Log burner set in fireplace with stone hearth and tiled surround. Power points. Radiator. UVPC window to side aspect.

Kitchen

12'1 x 15'6

Fitted with wall and base units with granite work surfaces over. Six ring gas hob with pull out extractor hood over. Three door oven. Belfast sink with mixer tap and drainer set in granite. Beamed ceilings. UVPC French doors to patio. Radiator. Power points. UVPC window to rear aspect. Door to utility. Door to:-

Dining Room

11'7 x 11'10

UVPC window to side aspect. Radiator. Power points with integrated USB sockets.

Utility

8'9 x 6'5

Base units with work surfaces over. Fitted shelving. Chrome heated towel rail. 1 bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Beamed ceilings. Power points. Fitted storage cupboard. UVPC door to garden. UVPC window to side aspect. Door to:-

WC

2'9 x 6'5

Fitted with a pedestal wash hand basin with single taps and a push flush w.c. Fitted shelving. Chrome heated towel rail. UVPC window to side aspect.

Bedroom 1

11'4 x 10'1

UVPC bow window to front aspect. Power points. Radiator. Ceiling fan.

Bedroom 2

8'3 x 10'3

Radiator. Power points. UVPC window to side aspect. Consumer unit and electricity meter.

Bathroom

5'10 x 6'11

Fitted with a three piece suite comprising of bath with rainfall shower over, pedestal wash hand basin with single taps, and low level w.c. Part tiled walls. Radiator with fixed towel rail over. UVPC window to side aspect.

Garage

Detached from the rest of the property is a garage and a variety of outbuildings. The garage benefits from power and lighting, UVPC double glazed windows and double opening garage doors. One of the outbuildings is also plumbed in and has a sink for recreational use.

Gardens

The property further benefits from a spacious south facing rear garden which is laid to lawn. This rear garden is home to a variety of outbuildings but still provides ample space for a variety of options depending on how one likes to use their garden. The rear garden also boasts a variety of mature plants, trees, and shrubbery, including an apple tree, which allows the garden to be abundant with life. Closer to the property is a paved patio area which is an ideal seating area for summer evenings. The property also benefits from having a front garden which allows it to be set back from the road. The oil boiler and septic tank can also be found in the garden.

Driveway

The property boasts a large gravelled driveway with space for several vehicles.

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. Amount Payable 2024/25 - £1861.96

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.









Approximate total area⁽¹⁾
883.18 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

Exit Louth via Legbourne Road and continue until you reach the roundabout where you take the first exit onto the B1200. Continue along the B1200 for 12km and you will find the property on your right hand side 30m before the pub called 'The Prussian Queen'.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	37		(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

