



CHOICE PROPERTIES

Estate Agents

The Cottage Main Road,
Louth, LN11 7RN

Reduced To £80,000



Choice Properties are delighted to bring to market this three bedroom semi detached house situated in the picturesque village of Saltfleet. The property is in need of a full renovation throughout which makes it an ideal investment opportunity for anybody wanting to put there own stamp on a blank canvas. With No Onward Chain, Early Viewing Is Highly Advised.

Offering generously proportioned rooms throughout, the well laid out internal living accommodation comprises:-

Kitchen

9'3 x 8'7 (excluding raised kitchen area)

Fitted with wall and base units with worksurface over. One and a half bowl sink with mixer tap and drainer. Tiled flooring. Radiator. Power points. Large Double glazed window to rear aspect. Velux window. UVPC entrance door. Door to reception room. Door to:-

Bathroom

5'9 x 8'11

Fitted with a panelled bath with single taps, pedestal wash hand basin with single taps, and a low level w.c. Part tiled walls. Spot lighting. UVPC double glazed window to rear aspect.

Reception Room

12'1 x 13'6

Staircase to first floor landing. Fireplace with tiled hearth and surround. Spot lighting. Radiator. Power points. UVPC window to front aspect

Landing

8'2 x 5'2

Internal door to Bedroom 1. Internal door to Bedroom 2.

Bedroom 1

9'0 x 8'2

Double bedroom with a UVPC window to front aspect.

Bedroom 2

9'11 x 8'10

Double bedroom with a UVPC window to rear aspect. Radiator. Storage cupboard housing the hot water tank. Access to loft via loft hatch.

Bedroom 3

9'6 x 8'10

Double bedroom with a UVPC window to rear aspect. Radiator. Power points.

Garden

To the rear of the property and adjacent to the entrance door is a well proportioned laid to lawn garden with fencing to the perimeter. The garden further benefits from a brick built outbuilding.

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 - £1859.19

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.

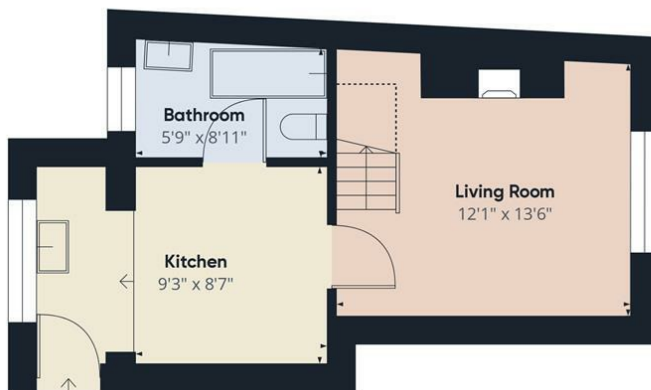
Making An Offer

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.

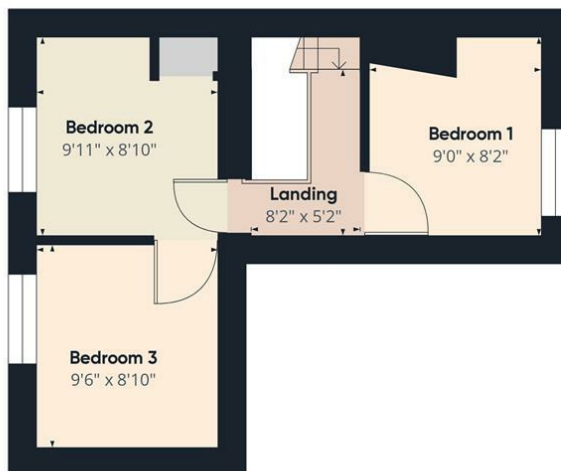
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Floor 0



Floor 1

Approximate total area⁽¹⁾

614.3 ft²

Reduced headroom

13.29 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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.

GIRAFFE360

Directions

Exit Louth via the B1200 and once you reach the roundabout take the first exit towards Manby. Continue on this road for 8.5 miles then turn left onto the A1031. Continue for 1.5 miles and you will find the property on your right hand side opposite the junction to Jacklin Drive.

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			(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			(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		

