



**(Ford), The Sycamores Saltfleet Road, Theddlethorpe, LN12 1PG**  
**Asking Price £399,995**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this sizeable detached property situated on a spacious plot with wrap around gardens with open fields to the front and rear and ample off road parking. Located in the village of Theddlethorpe, within close proximity of coast and just a short drive to the well serviced town of Mablethorpe.

Internally this delightful property offers versatile living throughout with generously sized rooms consisting of a kitchen, utility, three reception rooms, four bedrooms and much more!

Viewing is highly advised!



**Front Porch 3'5" x 6'7" (1.04m x 2.01m)**

Enter via a sliding front door into the porch where there is a second sliding door leading into the hallway, window to the side and a radiator.

**Entrance Hallway**

Sizeable hallway with staircase to the first floor, radiator and doors into:

**Kitchen 8'11" x 11'9" (2.72m x 3.58m)**

The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer, there is space for a larder fridge and oven and houses the free standing oil fired boiler. There is a window to the front, tiled splashbacks, spotlights and ceiling fan. A door leads into the dining room.

**Dining Room 14'9" x 13'7" (4.50m x 4.14m)**

Spacious room with plenty of space for a dining table, there are dual aspect windows to the front and side, wall lighting and radiator. A door leads into the reception room.

**Reception Room 13'9" x 19'6" (4.19m x 5.94m)**

The focal point of the room is the gas fireplace with surround and mantle, there are three windows to the rear, feature original beams, T.V aerial point and three radiators. A sliding door leads into the conservatory and double doors back into the hallway.

**Conservatory 7'11" x 13'7" (2.41m x 4.14m)**

With ceiling fan, tiled flooring, storage cupboard, radiator and two sets of patio doors leading out to the rear garden.



**Utility 10'9" x 8'9" (3.28m x 2.67m )**



Fitted with a range of wall and base units with worktop over incorporating a Belfast sink with mixer tap, there is space and plumbing for a washing machine, 'American' style fridge freezer. There are tiled splashbacks, window to the side and doors leading into the sitting room and sun room.

**Sitting Room 19'1" x 15'7" (5.82m x 4.75m)**



Sizeable room with sliding patio doors leading out to the front, fitted cupboards and shelving unit with two feature circular windows, laminate flooring, T.V aerial point, two radiators and two windows to the side.

**Sun Room 9'5" x 8'4" (2.87m x 2.54m)**

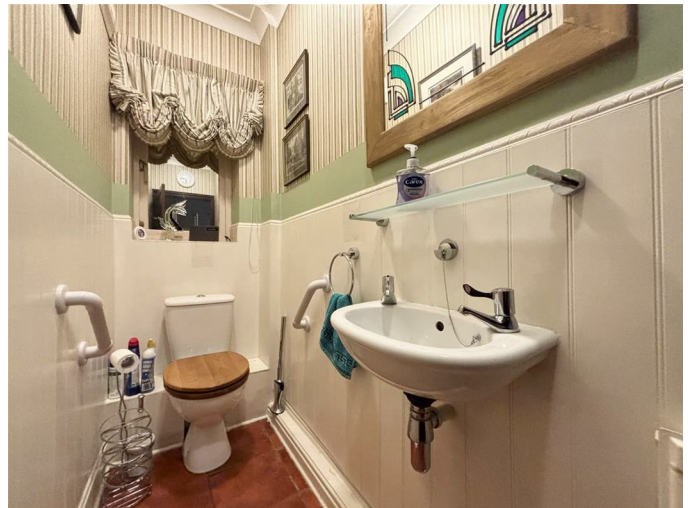


Versatile room with is currently being used as a shower room but could make a useful sun room or office. There is a corner shower cubicle with rainfall shower head and sliding doors, ceiling fan, T.V aerial point, window and door to the side and front and two radiators.

**Ground Floor Bedroom 8'9" x 14'9" (2.67m x 4.50m)**

Spacious room with built in wardrobes, laminate flooring, window to the rear, wash hand basin with tiled splashback and a radiator.

**W.C 2'10" x 8'9" (0.86m x 2.67m )**



Fitted with a W.C and wash hand basin with tiled flooring and radiator.



### First Floor Landing



With access to all first floor rooms, loft access hatch, window to the front and two radiators.

### Bedroom 19'9" x 10'1" (6.02m x 3.07m )



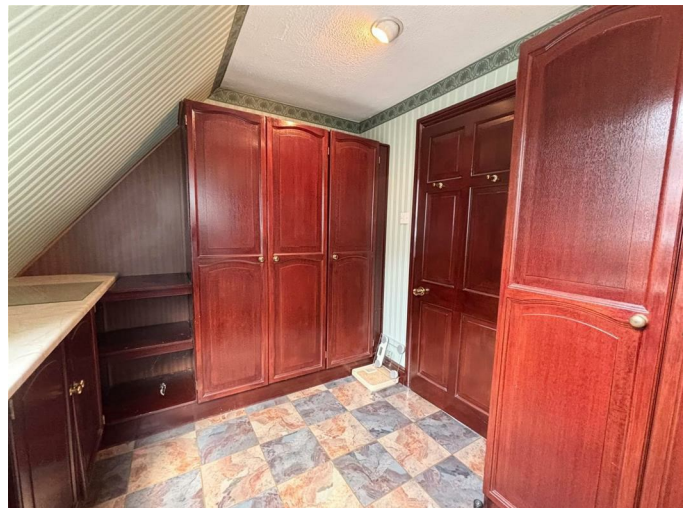
Bright and airy room with triple aspect windows, patio doors to the front leading to balcony, T.V aerial point, spotlights and radiator.

### Bathroom 11'8" x 5'6" + 2'5" x 3'2" (3.56m x 1.68m + 0.75m x 0.98m )



Fitted with a five piece suite consisting of a shower cubicle, panelled bath with attachment, W.C, wash hand basin with mixer tap and a bidet. There is a window to the side, tiled splashbacks, two radiators and a door leading into the dressing room.

### Dressing Room 8'9" x 6'4" (2.680m x 1.951m )



Benefitting from built in storage cupboards, wardrobes and countertop space, window to the rear and a radiator.



**Bedroom 9'5" x 16'2" (2.87m x 4.93m)**



With built in wardrobes, T.V aerial point, dual aspect windows and a radiator.

**Bedroom 8'3" x 11'8" (2.51m x 3.56m)**



With dual aspect windows, loft access, T.V aerial point and a radiator.

**Bathroom 9'5" x 5'9" (2.87m x 1.75m)**



Fitted with a three piece suite consisting of a panelled

bath with attachment, shower cubicle and wash hand basin. The walls are partly tiled with skylight.

**W.C 9'5" x 3'1" (2.87m x 0.94m)**



Fitted with a W.C and wash hand basin with part tiled walls, radiator and skylight.

**Rear Garden**



To the rear of the property is a spacious low maintenance paved area with an outbuilding which could be used as an annex and benefits from power, lighting and water supply. There is a gateway to the front and side and an leads round the back of the property. The paving continues along the rear of the property and features a range of mature trees and shrubs and overlooks open fields behind.



## Views



## Side Garden



Down either side of the property are spacious areas with mature trees and bushes, versatile areas which could provide further parking if required, space for sheds or any other uses.

## Front Garden



The property is accessed via a wooden gate which opens

into the large driveway, there is ample parking for multiple vehicles. The area is gravelled with shrubs and bushes throughout, a garage provides further parking space or storage and is brick built with an open front.

## Brochure Prepared

August 2025.

## Tenure

The property is believed to be freehold and we await solicitors confirmation.

## Services

Mains water, drainage and electricity are understood to be connected and oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

## Viewings

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

## Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

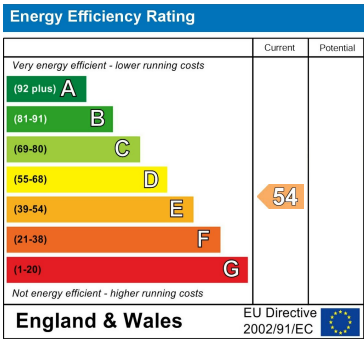
Floor Plan



Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.