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Warren Road, Saltfleet



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When it comes to
property it must be


lovelle



£385,000

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This impressive early 1900s detached house, set in a coastal village on 2/3rds of an acre plot backing onto a nature reserve, features four bedrooms, two reception rooms, kitchen, utility room, family bathroom, generous parking, and outbuildings, offering a tranquil lifestyle within a vibrant community.

Key Features

- Detached Home
- Expansive 2/3rd Acre Plot
- Coastal Village Location
- Ample Off Road Parking
- Two Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- Family Bathroom & Cloakroom WC
- Array Of Outbuildings
- Backing Onto Local Nature Reserve
- EPC rating TBC
- Tenure: Freehold





We are delighted to bring to the market this truly impressive, detached home, boasting a grand stature and a wealth of unique features, in a highly desirable coastal village location. This charming property, built in the early 1900s, is nestled on an expansive 2/3rd of an acre plot and backs onto a serene local nature reserve, offering a perfect blend of tranquil living within a vibrant community.

As you approach this home through the five bar timber gate, you are immediately greeted by an extensive gravelled parking area, perfect for accommodating multiple vehicles which wraps around to the car port. The house is characterised by its robust structure, offering a rare opportunity for those seeking a home with a unique character and charm.

Upon entering the property, you are welcomed into an entrance hall with stairs rising to the first floor accommodation and a spacious reception room that is perfect for entertaining guests or enjoying a peaceful evening with the family. The second reception room further enhances the home's appeal, offering a versatile space that can be tailored to your lifestyle needs. Adding to its charm is a walk-in pantry under the stairs as well as an original exposed brick inglenook fireplace incorporating a cast iron log burner, a unique feature that enhances the overall aesthetic appeal of the property and creates a warm and welcoming atmosphere.

Beyond this is a well-equipped kitchen and utility area which offers a functional and welcoming space to prepare meals. The kitchen features all necessary appliances such as a full length fridge, freezer, built in double oven and hob with plumbing for a washing machine as well as offering ample storage and workspace, ensuring a comfortable and efficient cooking experience. The gardens can be accessed through the rear entrance hall which leads onto a ground floor cloakroom WC.

The house features a total of four bedrooms to the first floor, three of which are spacious doubles providing ample space for a growing family or for hosting guests. Each room offers its unique blend of comfort and charm, reflecting the overall homely feel of the property. The house also contains a single, well-appointed four piece suite bathroom consisting of a large corner bath, double walk in shower tray with mains rainfall effect shower and hand held attachment, as well as a close coupled WC and wash hand basin.

The property benefits from an array of outbuildings all of which benefit from electrical power points, offering potential for further development or storage. These buildings are made up of two brick stores (one of which houses the central heating boiler installed in 2017) and a spacious timber workshop, all of which provide an exciting opportunity for those looking to create a space tailored to their specific needs, whether it be a workshop, a hobby room, or additional storage.

Situated within the private enclosed garden is an amazing timber gazebo with built in bar, sat on a raised timber decking which benefits from electric and plumbing, perfect for entertaining on those summer nights. The wrap around gardens boasts an array of mature trees one of which is home to a treehouse!

Located within a council tax band C, this property offers an affordable yet luxury housing option. The location is also ideal for families, with local amenities within easy reach. Aswell as benefitting from uPVC double glazed windows throughout and Oil fired central heating.

In conclusion, this property offers a unique opportunity to acquire a characterful and spacious home in a sought-after village location. Perfect for those families seeking a peaceful coastal lifestyle.

Room Measurements

Ground Floor

Lounge: 12'06" x 16'00"

Dining Room / Snug: 16'00 x 11'04"

Breakfast Kitchen: 9'11" x 12'03"

Utility Area: 9'10" x 9'03"

Rear Entrance Hall: 3'03" x 16'10"

Cloakroom WC: 3'01" x 5'04"

First Floor Accommodation

Bedroom One: 11'05" x 16'00"

Bedroom Two: 12'06" x 9'07"

Bedroom Three: 11'08" x 9'11"

Bedroom Four: 5'11" x 9'01"

Family Bathroom: 9'10" x 9'05"

Outside

Workshop: 19'03" x 16'00"

Store One: 9'00" x 12'00"

Store Two: 9'03" x 12'00"

Disclaimer

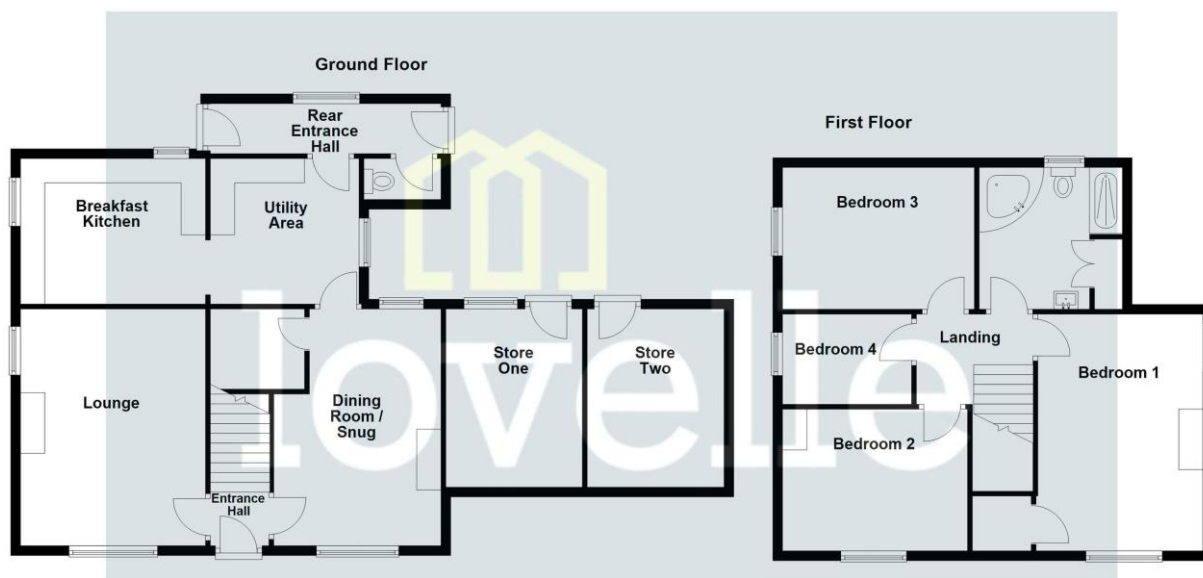
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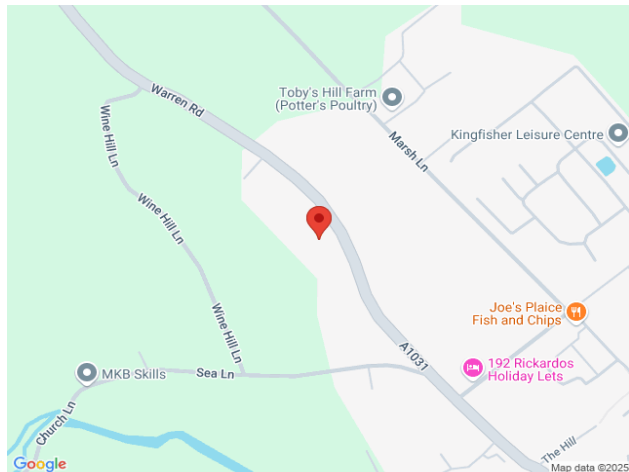
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Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.



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