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Church Lane, Saltfleetby



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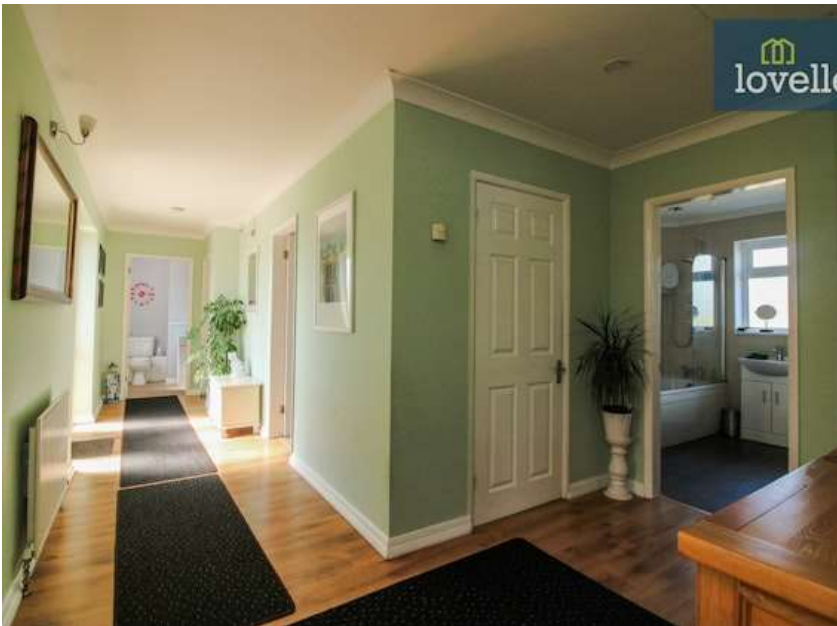
£425,000



This immaculate detached bungalow in Saltfleetby Village offers three double bedrooms, a modern kitchen, a spacious reception room, and a massive 1.07-acre plot (sts) with a double garage, and potential caravan park business, providing a blend of comfort, style, and income opportunity in a serene location near Louth and the coast.

Key Features

- Detached Bungalow & Business Opportunity
- 1.07 acre plot (STS)
- Caravan Park Generating Approximately £8,000 - £10,000 PA
- Spacious, Light & Well Presented Accommodation
- 17 Solar Panels (owned)
- Double Garage & Large Drive
- EPC rating TBC
- Tenure: Freehold





Presenting an immaculate detached bungalow for sale, nestled in the sought-after Saltfleetby Village. This stunning property exudes a warm and welcoming aura.

Upon entering the property, you are greeted with a spacious, light filled hall that sets the tone for the rest of the bungalow. Conveniently located off the hall is a cloakroom with a wc and sink. The home features a total of three double bedrooms, each providing ample space for relaxation and personalisation. The bedrooms are complemented by a beautifully designed bathroom, well-appointed with a shower over the bath, a sink, WC, and tasteful vanity units, ensuring a comfortable and luxurious bathing experience.

The property benefits from a single, well-presented reception room, featuring an electric fire and dual aspect windows that allow for an abundance of natural light. This room provides the perfect setting for entertaining guests or simply unwinding after a long day.

The bungalow also includes a modern kitchen equipped with an oven and hob. The kitchen layout incorporates a utility room and dining space, all of which are designed to facilitate seamless meal preparation and dining. Double doors lead from the kitchen to a quaint courtyard garden, a perfect spot for alfresco dining and outdoor entertainment. The utility room is well equipped with plumbing for each of the following; washing machine, tumble dryer and dishwasher as well as space for an additional undercounter appliance. The home is perfect for investors, families, and retirees alike, boasting a unique blend of comfort, style, and convenience.

Unique features of this property include a massive 1.07 acre plot (sts) that provides a rare level of privacy. The house is enveloped by a large driveway leading to a double detached garage, a practical addition for those in need of ample parking or storage space, plus allowing access to the rear paddock/caravan park. There is an additional single garage that houses the sitting mower and a further large garden shed. The property itself is equipped with oil central heating and uPVC double glazing, with the addition of 17 solar panels (owned), enhancing its energy efficiency and also producing an average

annual income of £2000.

One of the most exciting features of this property is the lucrative caravan park business, currently producing on average £8000-£10,000 per year. The park comes with five caravan pitches, each supplied with power, and there is a separate shower and WC block.

Beyond the property, the location offers a plethora of pleasures. It is nestled close to the charming market town of Louth and within easy reach of the coast, surrounded by open fields. For those who enjoy a leisurely stroll, there are plenty of walking routes to be explored.

In summary, this property offers an idyllic lifestyle in a sought-after location, along with a rare business opportunity. Its generous plot, spacious interiors, and comfortable living spaces make it a perfect choice for those looking for a blend of tranquillity, convenience, and potential income.

Finally, other additional features include the recent installation of a new oil fired boiler in 2023 and a Tricel Novo sewage treatment plant in February 2025.

Measurements

Lounge 3.63m X 5.47m

Kitchen/Diner 3.01m X 6.06m

Utility 3.01m X 1.93m

Bedroom 1 4.54m X 3.18m

Bedroom 2 3.04m X 4.23m

Bedroom 3 3.78m X 3.17m

Bathroom 2.13m X 2.48m

Double Garage 8.44m X 6.74m

Shower Block 3.86m X 2.34m





Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

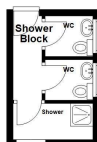
Waste

Please be advised that the property is not connected to mains drains and that the waste is managed via a recently installed (February 2025) Tricel Novo sewage treatment plant.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





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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