CHOICE PROPERTIES

Estate Agents

The Little Acre Sea Lane, Louth, LN11 7RP

Offers Over £185,000



Choice Properties are pleased to offer for sale this deceptively spacious property, situated in the popular coastal village of Saltfleet, close to the Lincolnshire coast and within easy reach of the beach. Offered with no onward chain, the property provides an excellent renovation opportunity for buyers looking to create a home to their own requirements. Benefitting from oil-fired central heating, two separate driveways, an established garden and generous accommodation, this property offers plenty of potential in a desirable coastal location.

The Property Ombudsman
naea | propertymark PROTECTED

Benefitting from oil-fired central heating and deceptively spacious accommodation, the property comprises:-

Entrance Porch
9'4" x 3'0"
The entrance porch features painted brick walls, laminate wood-effect flooring and PVC windows.

Dining Room
9'3" x 9'3"
A good-sized dining room featuring two single radiators, a window overlooking the entrance porch and double sliding glass doors leading into the living room.

Living Room
11'4" x 15'9"
The good-sized living room features an open brick fireplace, a floating bay window and a single radiator. Doors provide access to the kitchen and Bedroom Three.

Bedroom 3
9'4" x 11'1"
A front-facing bedroom with neutral décor, a standard radiator and window overlooking the front of the property.

Kitchen
14'0" x 8'6"
A good-sized kitchen featuring fitted wall and base cabinets with worktops, together with an integrated electric hob, oven and grill. A window overlooks the rear garden.

Bedroom 2
9'4" x 9'8"
Bedroom two is accessed from the kitchen and is situated to the side of the property. The room features a window overlooking the side, a single radiator and built-in wardrobes providing useful storage.

Hallway
5'11" x 3'9"
The hallway provides access to Bedroom One, the bathroom, separate W.C. and conservatory.

W.C
4'2" x 3'9"
Comprises a W.C. and hand wash basin, with a frosted window providing natural light.

Bedroom 1
10'9" x 11'0"
A good-sized double bedroom situated to the rear of the property, featuring a window and glass door providing access directly to the garden. There is a radiator too.

Bathroom
6'6" x 9'2"
The bathroom comprises a three-piece suite including a walk-in shower, W.C. and hand wash basin. The room features a tiled floor, part-tiled walls, frosted window and useful linen cupboard.

Conservatory
9'11" x 9'10"
The conservatory features half-height walls, PVC windows and tiled flooring. Double doors provide direct access to the rear garden.

Garden
The deceptively spacious garden is enclosed by fencing and features a small pond with a rock surround, along with a variety of established shrubs and plants. The garden also benefits from a greenhouse and storage shed, with the oil tank and oil boiler located externally.

Driveway
The property benefits from two separate driveways, positioned to either side of the house. The driveway to the left is complemented by a useful lean-to providing additional covered space.

Extra Information
We believe this property to be non-standard construction - timber framed. We also understand there have been some extensions.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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.

Viewing Arrangements
Viewings by appointment through Choice Properties, Louth, Tel

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

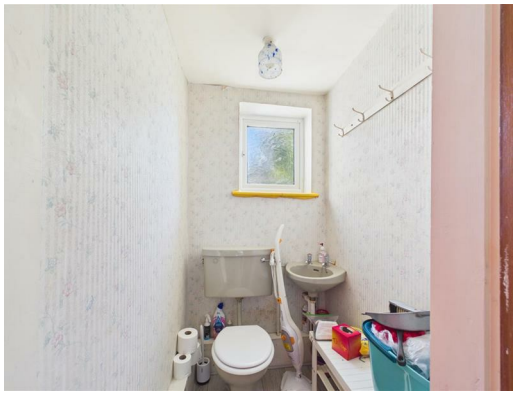
Making An Offer
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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.





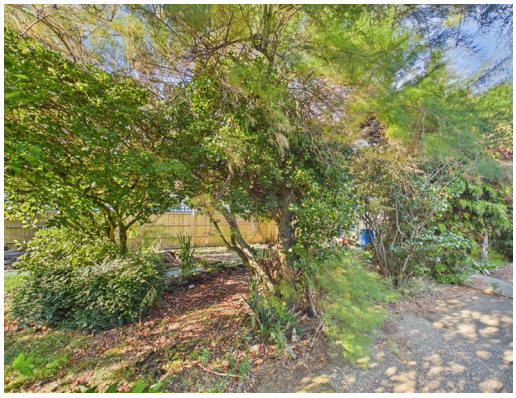


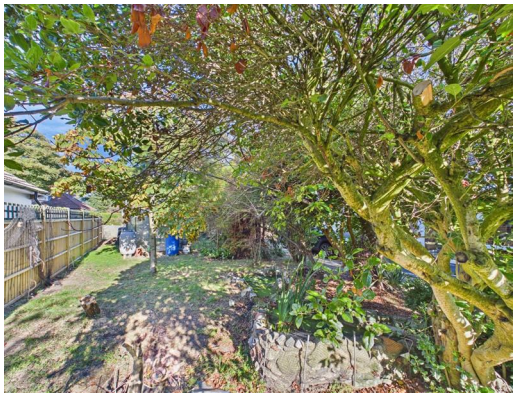



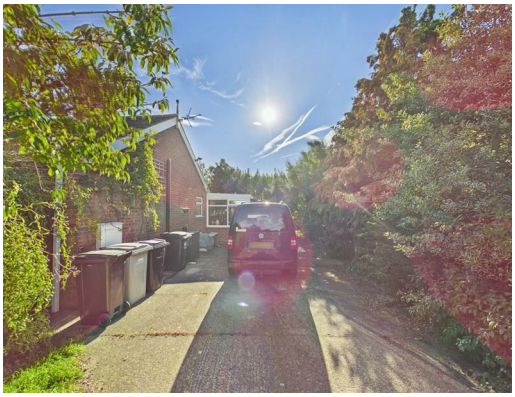














Approximate total area(1)

968 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please put in the postcode LN11 7RP into your sat-nav. This will take you to Sea Lane, the property is on the right side.

