



# CROFTS ESTATE AGENTS

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Villa-Mon-Ree Saltfleet Road  
Theddlethorpe  
LN12 1NS

£425,000

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### Property Description

Situated along Saltfleet Road in the popular coastal village of Theddlethorpe, this spacious detached property stands on a large plot and offers versatile accommodation ideal for family living or those seeking flexible ground-floor space. The property benefits from ample off-road parking and an oversized detached single garage fitted with an electric roller door. The ground floor accommodation is both generous and adaptable. A comfortable lounge provides a welcoming living space, complemented by a separate dining room. To the front of the property is a further room currently arranged as a formal dining room, though originally a bedroom, offering flexibility to suit individual needs. The kitchen is well positioned with access to a practical utility room found off the hall while a conservatory to the side enjoys views over the garden and provides an additional reception space filled with natural light. Also on the ground floor are two bedrooms, a shower room, and a separate WC, making the layout particularly suitable for multi-generational living or buyers seeking the convenience of ground-floor accommodation. To the first floor are two well-proportioned double bedrooms, served by a modern bathroom fitted with a contemporary four-piece suite, including bath and separate shower. The property is heated via oil-fired central heating and sits

within a generous plot offering excellent outdoor space, ideal for parking, entertaining, or gardening. Theddlethorpe is well regarded for its village community, countryside surroundings, and close proximity to the Lincolnshire coastline. This is a fantastic opportunity to acquire a substantial detached home with flexible accommodation, generous outside space, and a desirable village location. Early viewing is highly recommended to fully appreciate the space on offer.

### Entrance Hall

Entering the property through the entrance porch reveals a welcoming space with coving to the ceiling, two radiators and a carpeted floor. There is also built in storage.

### Lounge

14' 0" x 18' 0" (4.27m x 5.48m)

The lounge has dual aspect windows to the side and front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Dining Room/Study

7' 8" x 15' 7" (2.33m x 4.75m)

The dining room has French doors to the side elevation, a radiator and vinyl flooring.

### Conservatory

12' 3" x 9' 1" (3.73m x 2.77m)

The conservatory has tri aspect windows, French doors to the side elevation and vinyl flooring.

### Kitchen

11' 7" x 17' 11" (3.54m x 5.47m)

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also an extensive range of fitted units with a one and a half sink and drainer, dish washer and breakfast bar. There is also an electric double oven and hob with an extractor over. A lobby off the kitchen has a door to the rear elevation.

### Shower Room

7' 9" x 6' 10" (2.37m x 2.08m)

The shower room has an opaque window to the rear elevation, tiled walls and flooring along with a heated towel rail. There is also a modern suite with a WC, vanity basin and a walk in cubicle with a mains shower.

### WC

7' 9" x 2' 11" (2.37m x 0.89m)

The WC has an opaque window to the rear elevation, partially tiled walls, a WC and basin.

### Utility room

7' 11" x 10' 2" (2.41m x 3.10m)

The utility room has a window to the rear elevation, door to the side, a radiator and vinyl flooring. There is also a sink a drainer, plumbing for a washing machine and fitted units.

### Bedroom Three/Dining Room

11' 11" x 14' 2" (3.64m x 4.32m)

With a window to the front elevation, a radiator and a carpeted floor. Currently used as a dining room but makes a great bedroom also.

### Bedroom Four

7' 5" x 14' 2" (2.27m x 4.32m)

Bedroom four has a window to the side elevation, a radiator and a carpeted floor.

### First Floor Landing

With a window to the side elevation, a radiator and a carpeted floor. There is also access to eaves storage.

### Bedroom One

15' 3" x 15' 11" (4.64m min x 4.86m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also fitted storage.

### Bedroom Two

12' 0" x 14' 7" (3.67m x 4.45m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor. There is also access to eaves storage.

### Bathroom

19' 1" x 7' 9" (5.82m x 2.36m)

The bathroom has an opaque window to the side elevation, fully tiled walls, two radiators and a tiled floor. There is also a superb FOUR piece suite with a WC, twin basins, bath and walk in shower enclosure with a mains shower. There is also access to eaves storage.

### Garage

20' 8" x 11' 2" (6.30m x 3.41m)

An oversize garage with an electric roller door, window and two doors to the side and electrics.

### Outside

To the front there is ample off road parking space with access to the garage. The front garden is a vast lawn enclosed by perimeter fencing and conifers with established shrubs. The rear and side garden reveals a great space with a further lawn ideal for children to play, established shrubs, perimeter fencing and two sheds. There is also a low maintenance area ideal for alfresco dining and the OIL tank is in the rear garden.



### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





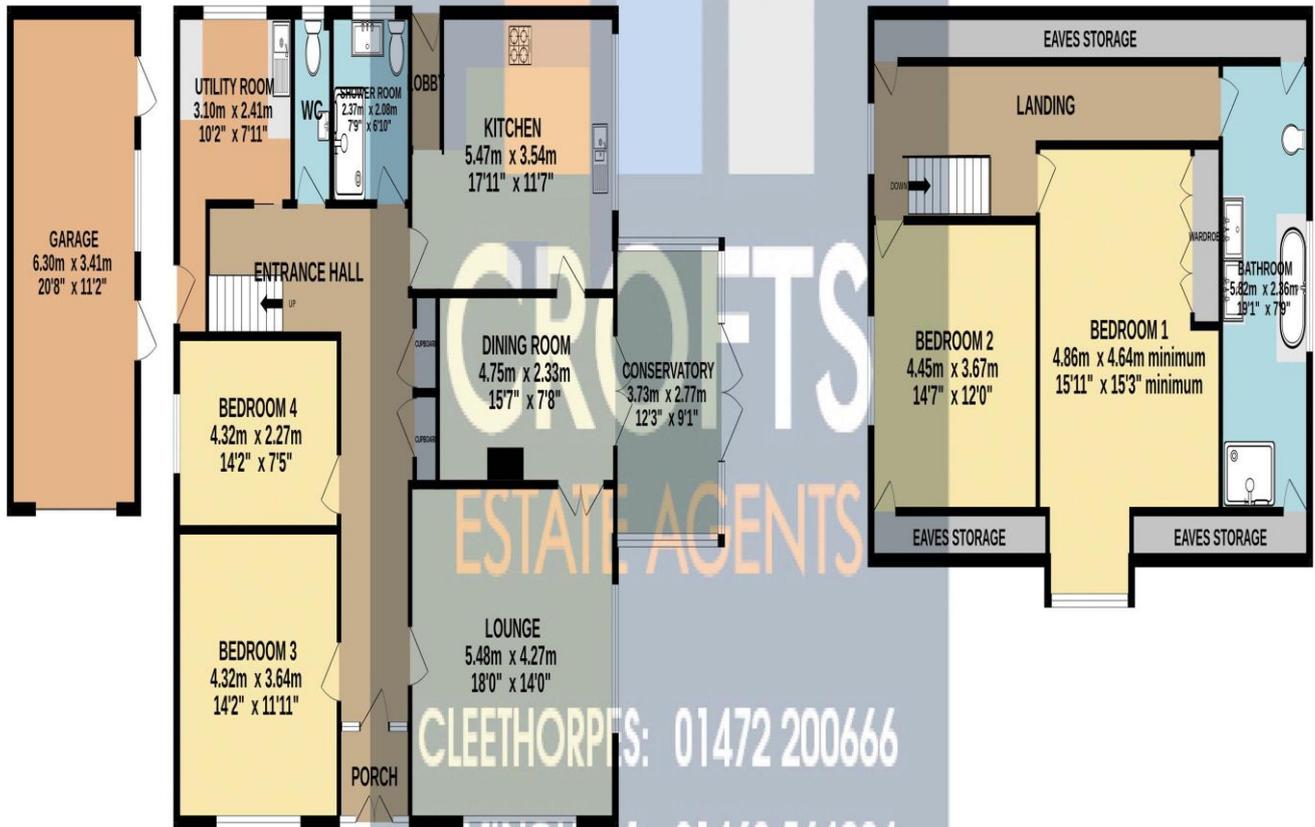
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
151.8 sq.m. (1634 sq.ft.) approx.

1ST FLOOR  
82.2 sq.m. (885 sq.ft.) approx.



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TOTAL FLOOR AREA: 234.1 sq.m. (2520 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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