



CHOICE PROPERTIES

Estate Agents

Pippins, Main Road, Price £445,000
Saltfleetby, Louth, LN11 7SS



Choice Properties are delighted to bring to market this superb three bedroom detached bungalow situated in the sought after village of Saltfleetby. The generously sized property benefits from capacious rooms and an abundance of windows throughout which create a bright and airy interior which features three double bedrooms (one ensuite), a open plan kitchen/living/dining area, a separate living room, a conservatory, a hobby room/dressing area, and a family bathroom. To the exterior, the property boasts immaculately manicured south facing gardens, an extensive driveway, and a detached double garage with car port. The property is ideally located in between the thriving market town of Louth and the stunning Lincolnshire coastline, meaning the property benefits from being placed just a short drive away from all amenities the town has to offer as well as being close to beautiful beaches. Early Viewing Is Highly Advised.

With the additional benefit of triple glazing throughout the majority of the property (installed by Spire Windows & Everest) and oil fired central heating, the generously proportioned internal living accommodation comprises:-

Entrance Porch

14'5 x 5'5

Large entrance porch with uPVC windows to all aspects. uPVC entrance door. 'Everest' aluminium door leading to hallway. Tiled flooring. Power points.

Hallway

19'4 x 12'5 (to furthest measurement)

Spacious hallway fitted with a large airing cupboard. Internal oak doors to the majority of rooms. Access to large loft via loft hatch. Radiator. Power points.

Open Plan Kitchen/Living/Dining Area

23'4 x 25'0 (to furthest measurement)

Contemporary kitchen designed by a local joiner which is fitted with a range of wall, base, and drawer units with granite work surfaces over. Single bowl inset sink with chrome mixer tap and drainer integrated into work surface. Four ring 'Miele' induction hob with extractor hood over. Twin integral 'Neff' oven with warming drawer under. Integral double fridge. 'Potterton' oil fired boiler. Console for security alarm system. Part tiled walls. Space for a dining room table. Tiled flooring. uPVC windows to multiple aspects. Spot lighting. External uPVC door leading to rear garden. Fitted log burner with tiled hearth. Tiled flooring. Power points. Multiple radiators. Ceiling fan. Tv aerial point.

Living Room

11'10 x 22'0

Fitted with an electric fireplace with quartz hearth, surround, and mantel. uPVC window to side aspect. Radiator. Power points. Tv aerial point. Double opening uPVC doors leading to conservatory.

Conservatory

15'6 x 15'1

With uPVC windows to all aspect. Sliding uPVC doors leading to rear garden. Spot lighting. Pitched ceiling with 'Thermotec' roof. Power points. Tiled flooring. Thermal 'Hillary' blinds.

Bedroom 1

9'9 x 12'6

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Internal doors to ensuite shower room and dressing room/hobby room.

Ensuite Shower Room

7'9 x 6'11

Fitted with a four piece suite comprising of a waterproof panelled large shower cubicle with traditional shower, a pedestal wash hand basin with chrome mixer tap, a low level wc, and a bidet. Tiled flooring. Fully tiled walls. Radiator. Frosted window to rear aspect. Spot lighting. Chrome heated towel rail. Extractor.

Hobby Room/Dressing Area

10'1 x 14'11

Spacious dressing room/hobby room. Fitted wardrobes and shelving. Single bowl stainless steel sink with mixer tap and drainer and tiled splashback. Plumbing for washing machine. Power points. Bay uPVC window to front aspect. External uPVC door leading to the side of the property. Spot lighting. Access to smaller boarded loft space.

Bedroom 2

10'9 x 9'4

Double bedroom with large uPVC window to front aspect. Radiator. Power points.

Bedroom 3

10'6 x 9'3

Double bedroom with fitted oak wardrobe with sliding doors. Large uPVC window to front aspect. Radiator. Power points. Telephone points.

Bathroom

6'11 x 6'2

Family bathroom fitted with a three piece suite comprised of a panelled bath with shower over, a pedestal wash hand basin set over vanity unit with single taps, and a back to wall wc. Tiled walls. Frosted uPVC window to rear aspect. Radiator.

Garage

19'8 x 19'7

Double garage with two electric up and over garage doors. Power points. Lighting. Vaulted ceilings. uPVC window to side aspect. Fitted shelving and wall units.

Gardens

The property boasts fully enclosed garden space to both the front and the rear with fencing to the perimeter. The front garden is predominantly laid to lawn and is lined with various plants, trees, and shrubs which floods the space with an abundance of life and colour. To the rear, a much larger south facing garden space can be found which is split into a variety of areas. Immediately behind the property is a spacious patio area that is fitted with a gazebo which converts into a fully sheltered marquee if protection from the elements is required, making it an ideal space for outdoor seating and entertaining guests. Adjacent to the patio is another laid to lawn space which is again lined with various plants, trees and shrubs. A paved footpath leads across this laid to lawn space to a fenced garden area behind where the greenhouse is also located. Beyond the fenced garden is a further section of the garden where a variety of fruit trees, grape vine, blackberry and loganberry plants are currently being grown.

Driveway

Spacious and private block paved driveway providing off the road parking space for multiple vehicles.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
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

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

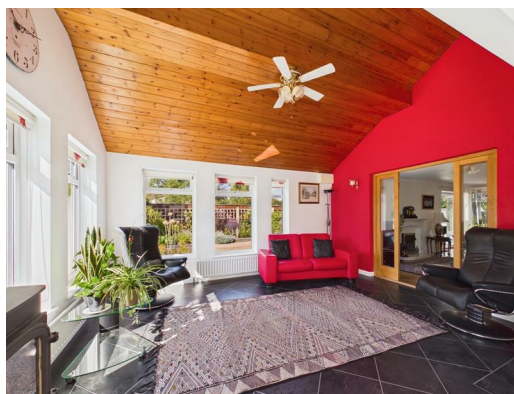
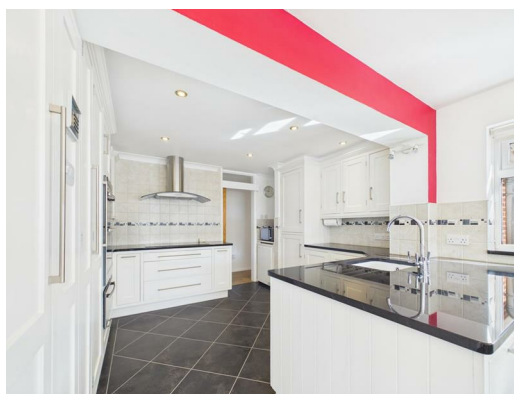
Opening Hours

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 property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just 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 solicitors details, as this helps us to start the transaction quickly 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.











Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
2225 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.

GIRAFFE360

Directions

Exit Louth via Legbourne Road and continue until you reach the roundabout where you take the first exit onto the B1200. Continue along the B1200 for 5.5 miles and you will find the property on your right hand side 300m beyond the Football Club.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

