



# CHOICE PROPERTIES

*Estate Agents*

7 Holmes Close,  
Saltfleet, LN11 7UL

Realistic Offers Considered £285,000



Choice Properties are delighted to offer for sale this superb and beautifully presented two bedroom detached bungalow, situated in a sought after and peaceful residential position. This lovely home further benefits from two reception rooms, driveway with garage and sits proudly upon an attractive and privately enclosed garden to the rear. Early viewing is most highly advised!

Benefitting from uPVC double glazing throughout, the well laid out, abundantly light, and wheelchair friendly accommodation comprises:-

### **Entrance Hall/Dining room**

12'8" x 14'7"

Enter via uPVC front entrance door, remarkably spacious hallway which is perfect space for an extra reception room, uPVC double glazed window to the front aspect, radiator.

### **Reception Room**

13'11" x 14'11"

With uPVC double glazed featured bay window to the front aspect, 'Calor' gas fire set into marble effect surround with marble effect hearth and wooden mantle, TV Aerial point, radiator.

### **Kitchen**

13'11" x 13'0"

Fitted with a range of wall and base units with complimentary worksurfaces over. Two bowl sink unit with stainless steel mixer tap, four ring 'Calor' gas hob with featured extractor hood over, double cooker fitted in unit. The kitchen is fitted with integral appliances including a separate fridge and tower freezer, washing machine, and dishwasher. Central island. Partly tiled walls. Radiator. Timber double opening doors leading into:-

### **Conservatory**

13'8" x 12'3"

With uPVC triple aspect windows, polycarbonate pitched roof, TV Aerial point, radiator, uPVC French double opening doors to the side aspect.

### **Bedroom 1**

12'4" x 13'1"

Spacious double bedroom with uPVC double glazed window, built in wardrobes and bed side tables, radiator, door to:-

### **En - Suite shower room**

3'1" x 9'1"

Fitted with a three piece suite comprising shower cubicle with power shower over, wash hand basin with single taps set into vanity unit, w.c., tiled splash backs, uPVC double glazed frosted window, radiator.

### **Bedroom 2**

12'3" x 10'8"

Spacious double bedroom with uPVC double glazed window, built in wardrobes and bed side tables. radiator.

### **Bathroom**

7'1" x 9'0"

Fitted with a three piece suite comprising panelled corner bath with mains handheld shower attachment over, pedestal wash hand basin with single taps, w.c., tiled splash backs, radiator, built in storage cupboard.

### **Driveway**

Block paved driveway providing off road parking

### **Garage**

18'0" x 9'9"

With electric roller door, power and lighting, wall mounted fuse box, wall mounted boiler, pedestrian door to the rear aspect leading out into the garden.

## **Garden**

To the rear of the property you will find a privately enclosed and generously sized garden with timber fencing to the boundaries. The garden is paved and gravelled for ease of maintenance and features an abundance of established plants and shrubbery throughout. There are several secluded seating areas which are perfect for relaxing in the sunshine or outdoor dining, There is a 7'8" x 11'10" timber Summerhouse with double opening doors and a separate timber storage shed included in the sale.

## **Location**

Saltfleet is a charming and historic village set along the Lincolnshire coast, situated roughly 8 miles north of the seaside town on Mablethorpe and just over 10 miles east of the thriving market town of Louth. It is also located just a short distance from the Saltfleet Nature Reserve, a protected stretch of natural coastline with extensive views. The village further benefits from a few key local amenities, including a combined shop and fuel station, a local pub, and a seasonal fish and chip takeaway.

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **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.

## **Viewing arrangements**

By appointment through Choice Properties on 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.

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

# Directions

From Louth, head towards Manby via the B1200. Once you get to the crossroads continue straight over and through Saltfleetby. At the junction take a left onto the A1031. Continue on this road until you enter the Village of Saltfleet. Continue on this road, past the Pump house on the right hand side and round the bend, continue on the A1031 and go past the New Inn pub on your right. Then take your second left hand turning onto Jacklin Drive. Jacklin Drive then becomes Holmes close and number 7 can be found on your right.

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		64	73
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

