CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

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Dune Cottage Sea Lane
Saltfleet
LN11 7RP

£130,000

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Property Description
Crofts Estate Agents are delighted to offer for sale this two-bedroom semi-detached home on Sea Lane, Saltfleet, available with no forward chain. Situated in the heart of this popular Lincolnshire coastal village, the property enjoys an enviable position just a short walk, approximately 300 metres, from the beach and benefits from a peaceful setting backing onto a nature reserve. Ideal for first-time buyers, investors, those seeking a holiday retreat, or purchasers looking to downsize, this home offers an excellent opportunity to enjoy a relaxed coastal lifestyle. The accommodation briefly comprises a lounge and kitchen to the ground floor, with two bedrooms and a shower room to the first floor. Outside, the property is approached through double wrought iron gates leading to a private driveway providing off-road parking and access to a detached garage. There are gardens to both the front and rear, with the rear garden backing onto the neighbouring nature reserve, providing a pleasant natural outlook and direct access to enjoyable walking routes. Saltfleet is a sought-after coastal village renowned for its wide sandy beaches, natural beauty and excellent outdoor pursuits. The area is particularly popular with nature lovers, walkers and birdwatchers, whilst offering a quieter pace of life than many traditional seaside locations. Nearby Mablethorpe and the historic market town of Louth provide a wider range of shopping, dining, healthcare and leisure facilities, making the village well placed for both permanent residents and holiday home owners alike. Combining a desirable coastal location, generous outside space, gated parking, a detached garage and the benefit of no forward chain, this property presents an excellent opportunity for a wide range of buyers looking to embrace life by the sea.

Entrance

The front door leads into the property with a door into the lounge.

Kitchen
14' 7" x 8' 9" (4.45m x 2.67m)
The kitchen has French doors and a window to the rear elevation, laminate flooring and a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric double oven and hob.

Lounge
11' 11" x 11' 4" (3.63m x 3.45m)
The lounge has a window to the front elevation, laminate flooring and a feature fire place with an open fire.

First Floor Landing

Stairs lead up to the first floor.

Bedroom 1
11' 5" x 10' 2" (3.48m x 3.10m)
Bedroom one has a window to the front elevation, a carpeted floor and built in cupboard.

Bedroom 2
10' 5" x 7' 9" (3.18m x 2.36m)
Bedroom two has a window to the rear elevation and laminate flooring.

Shower Room

The shower room has an opaque window to the rear elevation, a WC, basin and a shower cubicle with an electric shower.

Outside

Double gates open to the front to reveals a low maintenance area with ample space for off road parking. Gates to the side lead into the rear garden with access to the garage. The rear garden has a lawn and a patio area ideal for alfresco ding and is all enclosed by perimeter fencing.

Garage
23' 9" x 10' 3" (7.24m x 3.13m)
A detached garage 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 A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit 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.









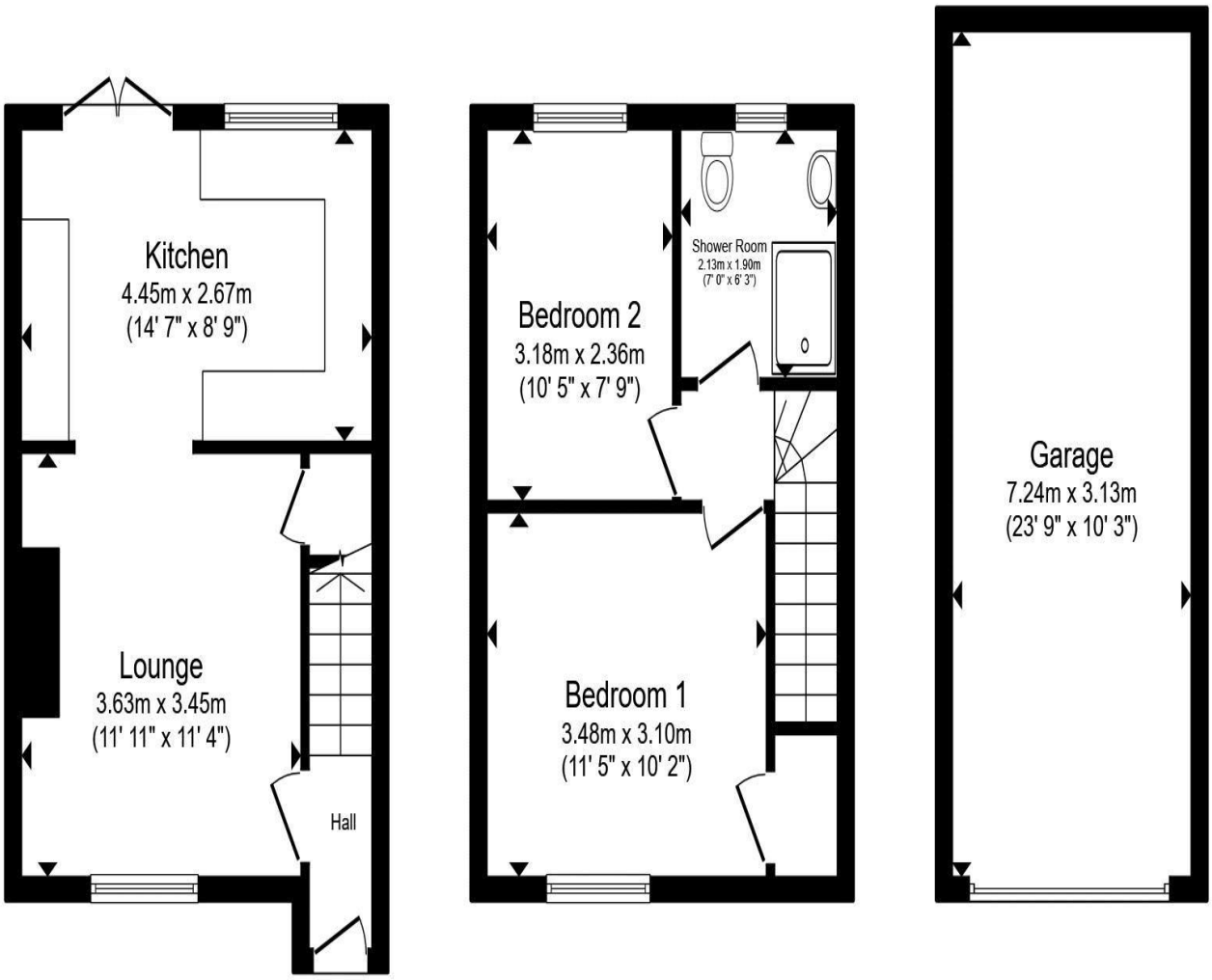








Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed



Total floor area 79.4 m² (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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MS/SEQ/8768/08.26