



**Marric Sea Lane  
Saltfleet  
LN11 7RP**

**£290,000**



## Property Description

This substantial detached bungalow offers flexible and generous living accommodation throughout. Standing in large, private gardens within the popular coastal village of Saltfleet, this well presented bungalow is absolutely ideal for retirement. Only by internal viewings can the fantastic living space on offer be fully appreciated. Approached by a long driveway leading to a detached garage with electric door, the property offers an abundance of off road parking, with private, well maintained gardens to the front and rear. The internal living accommodation is comprised of: Porch, entrance hallway, lounge, dining room, fitted kitchen, utility room, cloakroom, family bathroom suite and three double bedrooms.

### Porch

3' 8" x 4' 8" (1.109m x 1.422m)

Composite door to front, with further door leading into entrance hallway

### Entrance Hallway

28' 5" x 8' 10" (8.659m x 2.682m)

Built in double storage cupboard. Two radiators, loft hatch, coving to ceiling, picture rail

### Lounge

18' 11" x 14' 4" (5.758m x 4.362m)

uPVC window to front and side, coving to ceiling, radiator, electric fireplace

### Dining Room

10' 10" x 11' 0" (3.309m x 3.356m)

uPVC window to side, open plan entrance into kitchen

### Kitchen

9' 7" x 10' 11" (2.911m x 3.331m)

upvc window to side, door to rear leads to rear hallway. A range of modern fitted units, with integral double oven and extractor over, stainless steel sink unit with draining board, tiled splashbacks and radiator. Coving to ceiling, ceiling spotlights

### Rear hallway

With uPVC door to side leading to outside, doors leading to utility room and cloakroom

### Cloakroom

6' 10" x 2' 11" (2.075m x 0.888m)

Opaque uPVC window to side, low flush w/c, pedestal wash basin

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**Utility room**

9' 3" x 11' 10" (2.814m x 3.609m)  
uPVC window to rear, built in storage cupboard, oil boiler. Stainless steel sink with draining board, plumbing for washing machine, tiled splashbacks

**Family Bathroom**

7' 5" x 8' 9" (2.252m x 2.676m)  
Opaque uPVC window to rear, panelled bath, vanity wash basin, close coupled w/c, walk in shower cubicle. Tiled walls

**Bedroom 1**

13' 7" x 12' 0" (4.149m x 3.650m)  
uPVC window to side, radiator. Fitted bedroom furniture

**Bedroom 2**

12' 0" x 11' 11" (3.653m x 3.636m)  
uPVC window to side, radiator

**Bedroom 3**

14' 4" x 12' 0" (4.364m x 3.649m)  
uPVC sliding patio door to rear, radiator, coving to ceiling

**Garage**

19' 1" x 10' 10" (5.824m x 3.296m)  
Remote electric roller door to front, window to side.

**Outside**

A large private rear garden approached by a long driveway leading to single garage. The rear garden comprises patio, lawn, fish pond with stocked borders, Green house, enclosed by tall hedges and fenced boundaries. The front garden is enclosed by tall hedges, and stocked borders with decorative stones and gravel borders





## Tenure

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

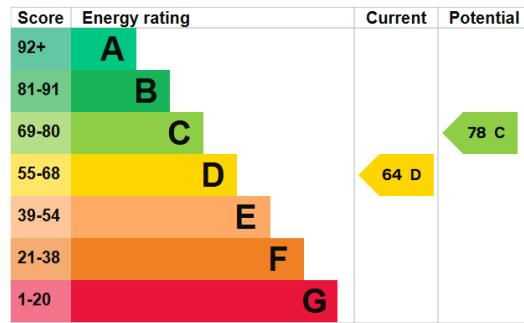
## Services

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 C: 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.**

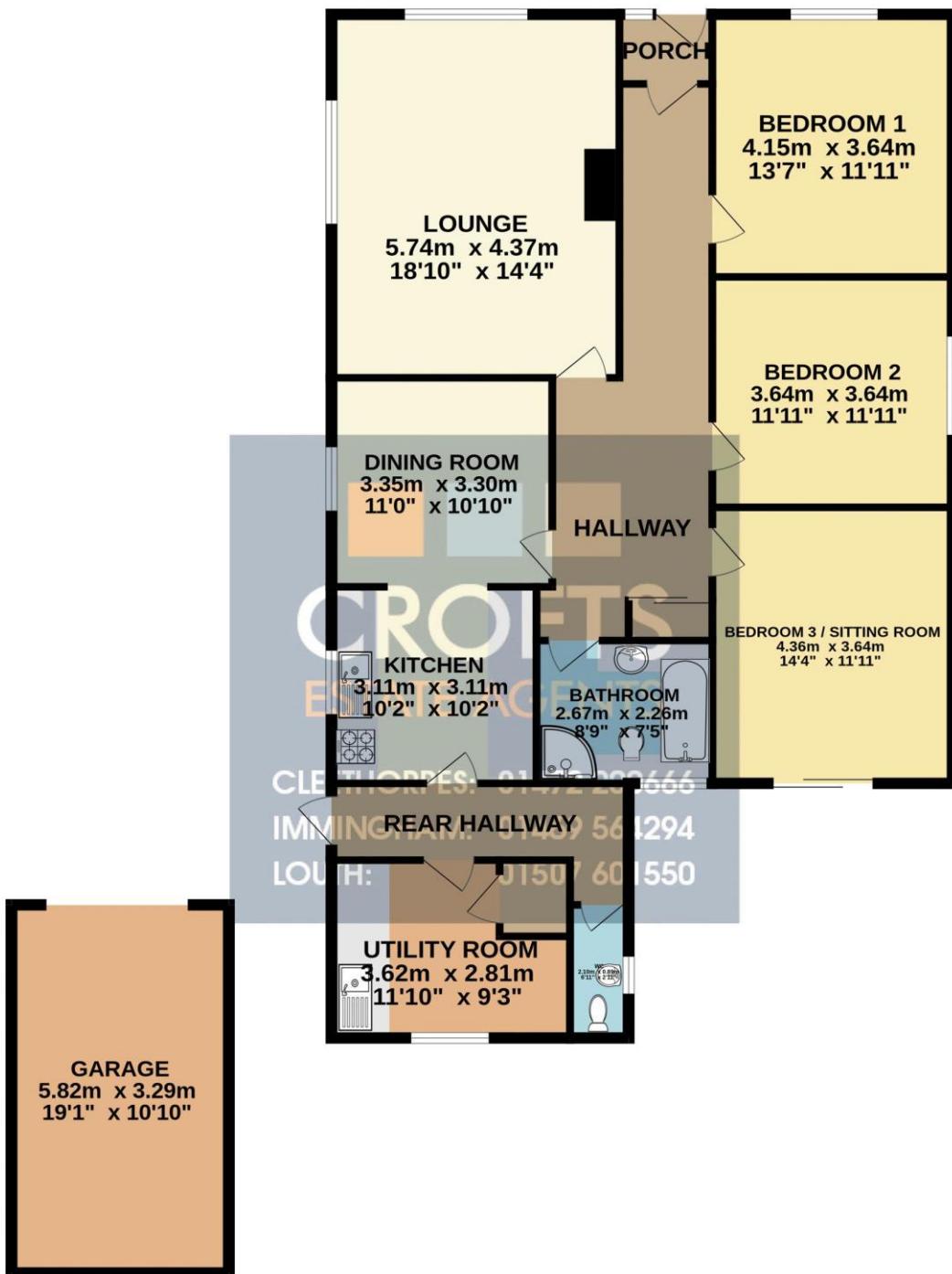


**OPEN 7 DAYS A WEEK**

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  
151.3 sq.m. (1628 sq.ft.) approx.



TOTAL FLOOR AREA : 151.3 sq.m. (1628 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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