CHOICE PROPERTIES

Estate Agents

Kendal Main Road, Saltfleetby, Louth, LN11 7SS

Price £275,000



Choice Properties are delighted to bring to market this superb two bedroom detached bungalow situated in the sought after countryside village of Saltfleetby. The property is generously proportioned and abundantly bright and internally features two double bedrooms, a modern kitchen, a spacious living area, and a family bathroom. To the exterior, the property boasts a south facing garden, a detached garage with coal shed, and an extensive gravelled driveway with space for several vehicles. Available With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of uPVC double glazed windows throughout, the well proportioned internal living accommodation comprises:-

Hallway
14'6 x 6'9
With uPVC entrance door. Herringbone effect flooring. Access to loft via loft hatch. Power points. Telephone point. Internal doors to all rooms.

Kitchen
9'9 x 15'8
Fitted with a range of modern wall and base units with worksurfaces over. Four ring electric 'Bosch' hob. Integral twin eye level oven. Integral under counter fridge. Integral under counter freezer. Integral washing machine. Single bowl stainless steel sink with mixer tap and drainer. Dual aspect uPVC windows. Part tiled walls. Consumer unit. Power points.

Living Room
11'9 x 15'8
Fitted with an electric fireplace with quartz hearth, surround, and mantel. Herringbone flooring. Power points. Large bow uPVC window to front aspect. Radiator. Tv aerial point.

Bedroom 1
9'10 x 11'8
With uPVC window to rear aspect providing extensive views. Radiator. Power points.

Bedroom 2
9'10 x 8'9
With a range of fitted wardrobe space. Radiator. uPVC French doors leading to rear garden.

Bathroom
7'3 x 6'9
Fitted with a three piece suite comprised of a panelled bath with single taps, a pedestal wash hand basin over vanity unit with single taps, and a back to wall wc. Frosted uPVC window to side aspect. Fully tiled walls. Chrome heated towel rail. Extractor. Airing cupboard housing the electric combi boiler.

Garage
Detached brick built single garage with up and over garage door and uPVC window to side aspect. There is also brick built coal shed attached to the rear of the garage.

Gardens
The property benefits from garden space to both the front and rear of the property. The front garden is predominantly laid to lawn and features hedges to the perimeter. The front garden is also home to various mature plants and shrubs. The rear garden is fully enclosed with a mix of fences and hedges to the perimeter. The rear garden is also predominantly laid to lawn but does feature a patio area ideal for outdoor seating and entertaining guests. The garden further benefits from being south facing and boasts extensive countryside views to the rear overlooking nearby fields.

Driveway
Large gravelled driveway providing off the road parking space for several 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.











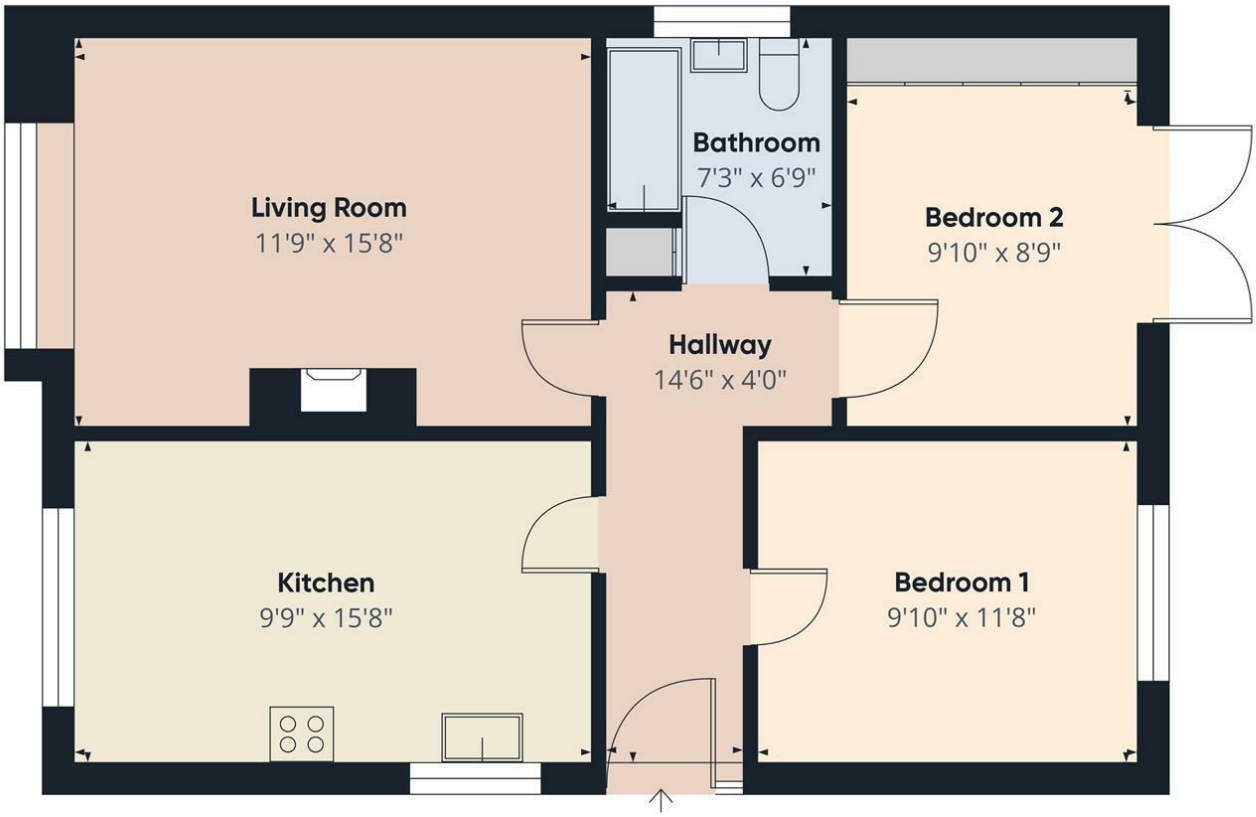












Approximate total area(1)

682 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 just beyond the Football Club.

