



CHOICE PROPERTIES

Estate Agents

Primrose Cottage Main Road,
Saltfleetby, Louth, LN11 7TL

Price £249,950



It is a pleasure for Choice Properties to offer for sale this charming and immaculate detached cottage, offering two bedrooms, two bathrooms and two reception rooms. Standing proudly in a generously sized plot and beautifully kept gardens, this impressive property additionally benefits from two workshop/studios and ample off road parking. Early viewing is certainly advised!

Benefitting from wall mounted electric heaters throughout and uPVC double glazing, this impressive accommodation comprises:

Sunroom

20'1" x 7'8"

uPVC entrance door. Staircase to the first floor bedroom.

Kitchen

5'9" x 9'9"

Fitted with wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integrated oven and four ring induction hob with extractor over.

Utility

5'4" x 7'7"

Providing additional units and work surfaces.

Conservatory

8'3" x 7'5"

With polycarbonate roof and tiled flooring.

Living Room

11'5" x 9'9"

With log burning stove set in feature brick surround and hearth. TV aerial point.

Bedroom 1

10'0" x 7'9"

Ground floor bedroom with under-stairs storage.

Shower Room

4'8" x 7'8"

Fitted with a white three piece suite comprising shower enclosure with electric shower, pedestal hand wash basin and dual flush wc.

Bedroom 2

11'5" x 9'10"

Double bedroom. Loft access.

En-Suite Bathroom

5'6" x 9'7"

Fitted with a white three piece suite comprising panelled bath tub with taps and shower attachment, hand wash basin set in vanity unit and dual flush wc. Heated towel rail.

Driveways

Two driveways provide ample off road parking.

Garden

The property stands proudly in a generously sized plot with well maintained and beautifully kept gardens. The conservatory opens up to a paved patio area which overlooks the well kept lawn and several flower beds. The impressive outdoor space additionally benefits from two workshops/studios, a summerhouse and a useful timber shed.

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 A.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

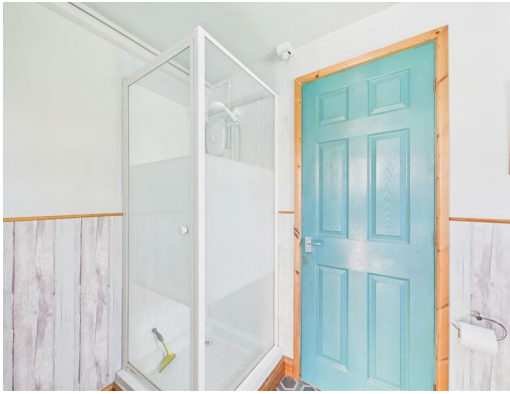
Making An Offer

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



Floor 1



Approximate total area⁽¹⁾

765 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 12km and you will find the property on your right hand side just before the pub called 'The Prussian Queen'.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			48
(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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

