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Lindum Terrace, Saltfleet



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£115,000



A one-bedroom end-terrace cottage in need of some renovation, with garden, parking, garage and workshop, set in the coastal village of Saltfleetby near Louth and offering a project opportunity within easy reach of the Lincolnshire coast and countryside.

#### Key Features

- End Terrace Cottage
- In Need Of Some Modernisation
- Cosy Cottage Lounge
- Dining Room
- Kitchen & Utility Area
- Entrance Porch & Boot Room
- Bedroom & Shower Room
- Garden With Conservatory
- Parking, Garage & Workshop
- UPVC DG & Oil CH
- EPC rating TBC
- Tenure: Freehold





This one-bedroom end of terrace house is offered for sale in the coastal village of Saltfleetby, near Louth. Forming part of a row of five cottages, the property occupies a position with the benefit of parking for two vehicles, a garden, a garage and an additional workshop, and is noted as being in need of some renovation. It therefore presents an opportunity for buyers seeking a project in a village location within reach of the Lincolnshire coast and the market town of Louth.

On arrival, an entrance porch provides a useful buffer from the outside, leading into the main accommodation. To the centre of the property, there is a cosy cottage lounge featuring an open fire set within a Spanish tiled fireplace and stone hearth. This room offers a traditional focal point and a defined reception space. A second reception room is positioned to the rear and benefits from patio doors opening directly into the conservatory, creating a pleasant connection between the indoor living space and the rear garden.

The ground floor accommodation also includes a boot room area, offering practical storage and space for outdoor clothing and footwear as well as been home to the oil-fired central heating boiler. There is the addition of a utility space under the stairs, which benefits from plumbing for a washing machine and space for a tumble dryer. An inner hall includes a spacious larder, adding further built-in storage options. To the rear, the conservatory overlooks the garden and provides an extra reception area before leading to the rear garden.

The kitchen is situated to the front of the property and is fitted with a range of wooden wall and base units, together with an integrated oven and a four-ring gas hob. The layout offers worktop and storage provision suitable for day-to-day cooking and meal preparation.

To the first floor, the property offers one double bedroom. This room benefits from dual aspect windows, allowing for good natural light and neighbouring field views. The shower room includes ample storage, supporting practical day-to-day use. The arrangement of bedroom and bathroom makes the property suitable for single occupancy or a couple requiring one main bedroom or possibly a holiday let.

Externally, the house includes an enclosed garden, providing outdoor space for seating, planting or general recreation. In addition, the property benefits from parking for two vehicles to the front, a garage, and a workshop. These features will appeal to buyers needing space for vehicles, storage, or hobbies requiring dedicated workspace.

The cottage is situated within Saltfleetby, a coastal village in Lincolnshire known for its proximity to open countryside and the nearby coastline. The area is close to the Saltfleetby-Theddlethorpe Dunes National Nature Reserve, which offers walking routes, wildlife, and access to extensive sandy beaches along this stretch of the Lincolnshire coast. For everyday amenities, the larger market town of Louth lies to the west and offers supermarkets, independent shops, cafes, pubs, healthcare facilities, and leisure amenities, together with regular markets and a range of services.

The property falls within Council Tax Band A, which may be of interest to buyers assessing ongoing running costs. Given its current condition, the house will appeal to purchasers prepared to undertake some renovation and modernisation, looking to create a home or investment tailored to their own requirements in this coastal village location.

## Room Measurements

### Ground Floor:

Entrance Porch: 5'11" x 10'09"  
Boot Room: 5'11" x 10'10"  
Lounge: 11'02" x 11'10"  
Dining Room: 11'10" x 9'06"  
Conservatory: 5'11" x 8'05"  
Inner Hall: 7'04" x 10'05"  
Kitchen: 5'01" x 14'10"  
Utility Area: 2'11" x 7'04"

### First Floor:

Bedroom: 11'03" x 13'07"  
Shower Room: 7'05" x 11'01"

### Outside:

Garage: 9'11" x 19'08"  
Workshop Area: 12'00" x 12'02"

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

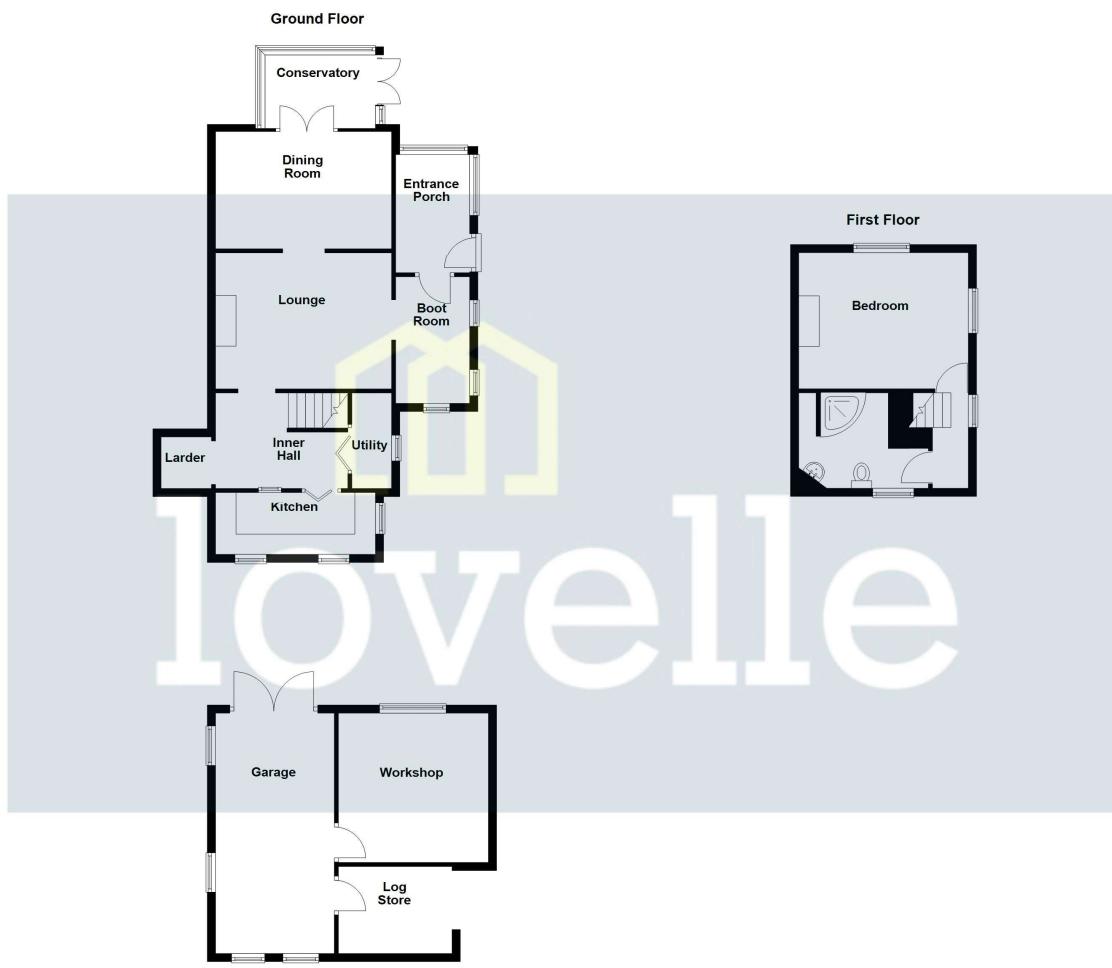
## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Agents Notes

Please note there is a right of way across the driveway to the neighbouring properties and a private pedestrian access which does not interfere with the garden of this property, for the neighbouring property to access their rear garden.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanIt.

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