



# CHOICE PROPERTIES

*Estate Agents*

Green Gates Mill Lane,  
Louth, LN11 7SA

O.I.R.O £185,000



Choice Properties are delighted to bring to market this charming two bedroom detached bungalow situated on Mill Lane located in the sought after village of Saltfleet. The bungalow is nestled towards the end of a quiet lane allowing it to be a peaceful and tranquil retreat which internally features two double bedrooms, a large kitchen/dining room, a spacious living room, a shower room, and a conservatory. To the exterior, the property boasts a fully enclosed garden, a private driveway, and a detached garage. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating, the generously proportioned internal living accommodation comprises:-

### **Kitchen**

16'2 x 17'6 (to furthest measurement)

Fitted with a range of wall and base units with work surfaces over. Five ring gas hob with extractor hood over (powered by LPG). Single bowl stainless steel sink with mixer tap and drainer. Dual aspect uPVC windows. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Space for dining room table. Radiator. Power points. Inset spot lighting. Ceiling fan.

### **Living Room**

18'10 x 12'3 (to furthest measurement)

Spacious living room with floor to ceiling uPVC window to front aspect. uPVC French doors leading to patio. Multi fuel burner with tiled hearth. Power points. Tv aerial points. Fuse box. Ceiling fan. Telephone point.

### **Conservatory**

8'4 x 16'8

Spacious conservatory with French doors to front aspect and external uPVC door to rear. Windows to all aspect. Radiator. Power points.

### **Hallway**

3'10 x 11'8

Access to loft via loft hatch. Thermostat.

### **Bedroom 1**

9'5 x 10'8

Double bedroom with large window to side aspect. Radiator. Power points.

### **Bedroom 2**

9'5 x 9'7

Double bedroom with large window to side aspect. Radiator. Power points.

### **Shower Room**

6'2 x 9'8

Fitted with a three piece suite comprising of a seated shower with rainfall and traditional shower attachments, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap. Frosted window to side aspect. Radiator. Spot lighting. Extractor.

### **Garage**

Single detached garage fitted with power and lighting. Electric roller garage door. Pedestrian access door to side.

### **Boiler Room**

Fitted with an oil fired boiler.

### **Gardens**

The property benefits from a fully enclosed garden space that wraps around the property. The garden is fully enclosed with fencing to the perimeter and features a patio area ideal for outdoor seating. The garden is lined with various trees and plants which add life and colour to the garden space. Also found in the garden are the oil tank, outdoor power points, and outdoor water tap.

### **Driveway**

Paved driveway providing off the road parking for up to three 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](http://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.

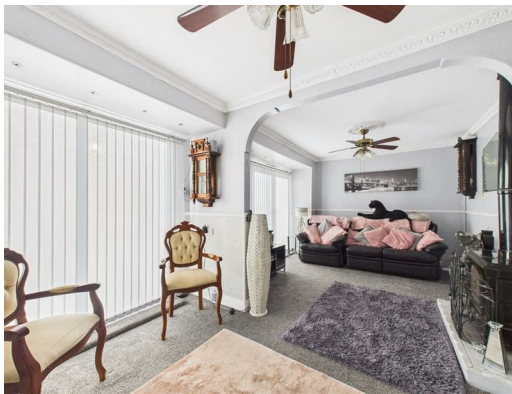
## **Opening Hours**

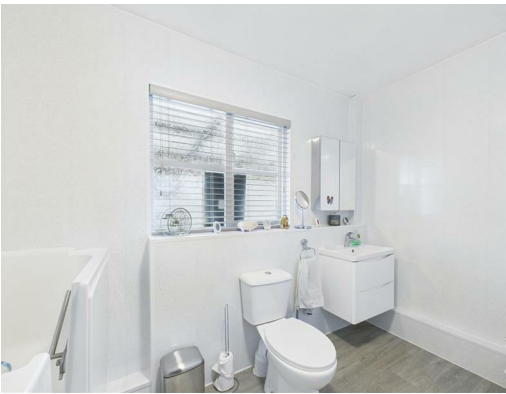
Mon-Fri 9.00 am - 5.00 pm.  
Saturday 9.00 am - 3.00 pm.

## **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<sup>m</sup>  
865 ft<sup>2</sup>

(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.

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# Directions

From Louth, head towards Manby via the B1200. Once you get to the crossroads continue straight over and through Saltfleetby. At the junction take a left onto the A1031. Continue on this road into the Village of Saltfleet and once you reach the garage turn right onto Mill Lane. The property can be found toward the end of this road on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

