



# CHOICE PROPERTIES

*Estate Agents*

Jasmine Cottage Pump Lane,  
Saltfleet, Louth, LN11 7RL

Price £350,000



Choice Properties are delighted to bring to the market this newly refurbished four bedroom detached cottage situated on Pump Lane located in the peaceful coastal village of Saltfleet. The property boasts all of its authentic charm with beamed ceilings and large fireplaces whilst benefiting from modernisations that make the property suitable for 21st century living. The property features large internal rooms comprising of a living room, dining room, kitchen, shower / utility room, family bathroom, and four bedrooms. To the exterior, the property is home to multiple outbuildings and a beautifully presented garden. Early Viewing Is Highly Advised.

With the additional benefit of new refurbishments throughout, new uPVC windows installed to the rear aspect, and LPG fired central heating, the beautifully presented internal living accommodation comprises:-

### **Entrance Hall**

3'9 x 4'7

With uPVC entrance door. Internal doors to living room and dining room. Fitted storage cupboard.

### **Living Room**

21'11 x 13'11

Spacious living room with impressive fireplace with brick hearth fitted with a log burner. Large uPVC window to front aspect. uPVC French doors leading to patio. Beamed ceilings. Radiator. Power points. Tv aerial point.

### **Dining Room**

11'1 x 13'11

Fitted with an open fireplace with tiled hearth and brick surround. Space for dining room table. Staircase to first floor landing. Storage recess under stairs. Beamed ceilings. Radiator. Power points. uPVC window to front aspect. Internal door leading to kitchen.

### **Kitchen**

19'0 x 9'8

Fitted with a range of wall, base, and drawer units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Space for large range cooker with extractor hood over. Storage recess with hardwood lintel where former Aga was situated. Part tiled walls. Spot lighting. Two newly installed uPVC windows. Power points. External uPVC door leading to rear garden. Internal door leading to utility/shower room.

### **Shower Room/Utility Room**

4'9 x 9'9

Fitted with a fully waterproof panelled shower cubicle with rainfall and traditional shower attachment and a low level wc. Tiled flooring. 'Ideal' gas combi boiler (fired by LPG). Work surfaces. Plumbing for washing machine. Space for dryer. uPVC window to side aspect.

### **Landing**

13'8 x 5'7

With internal doors to all first floor rooms. Power points. Radiator. Access to loft via loft hatch.

### **Bedroom 1**

12'0 x 13'11

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Hardwood flooring.

### **Bedroom 2**

14'3 x 9'6

Double bedroom with two uPVC windows to rear aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 3**

11'3 x 10'11

Double bedroom with large built in storage cupboard used as a fitted wardrobe.

### **Bedroom 4/Office**

12'1 x 8'2

Small double bedroom with uPVC window to front aspect. Radiator. Power points.

### **Bathroom**

9'5 x 9'5

Fitted with a three piece suite comprising of a timber panelled double ended bath with mixer tap and shower attachment, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap. Frosted uPVC window to rear aspect. Radiator. Part tiled walls. Extractor.

## **Gardens**

The property boasts fully enclosed immaculately presented gardens to the rear. The garden is predominantly laid to lawn but does feature two patio areas ideal for outdoor seating and entertaining guests. The garden is south facing so enjoys the benefit of having the sun all day long. The rear garden further benefits from a variety of plants, trees, and shrubs all of which add life and colour to the garden space.

## **Outbuildings**

The property features a variety of outbuildings found in the rear garden. These include two brick built outdoor storage spaces with new roofs recently installed and a large timber built summer house fitted with power and lighting.

## **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 - B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, Louth. 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.

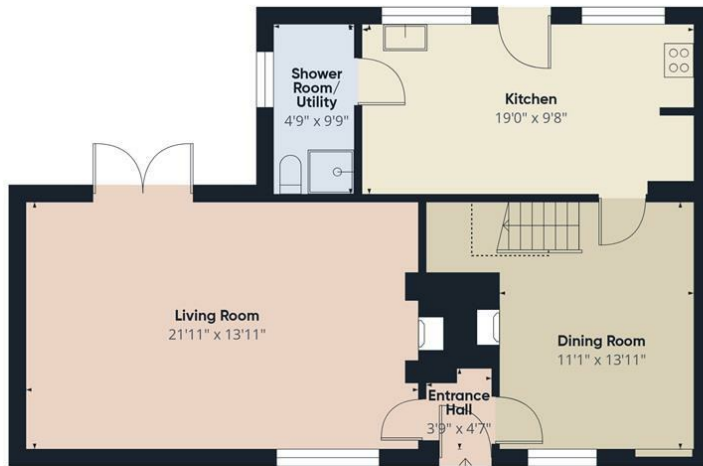
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

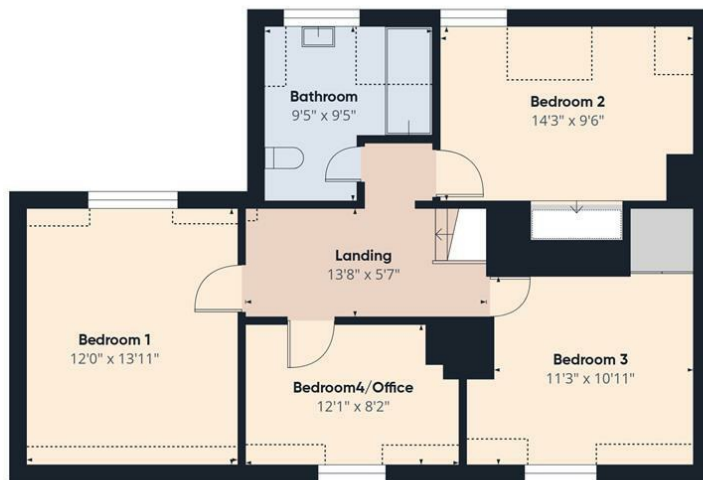








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1451 ft<sup>2</sup>

Reduced headroom

85 ft<sup>2</sup>

(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

Please enter the postcode LN11 7RL into your sat nav, when entering Pump Lane, the property is located a short way along on the 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			64
(39-54) E		44	
(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	

