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CLEETHORPES
01472 200666

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Byng Hall Main Road
Saltfleet
LN11 7RN**

£375,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

NO FORWARD CHAIN A stunning detached farmhouse-style home set on a generous corner plot in the popular coastal village of Saltfleet, surrounded by beautifully maintained, walled gardens. The property has been upgraded to an exceptional standard throughout, and needs to be seen to be appreciated. It combines character with efficiency — a ground source heat pump, solar panels, new aluminium windows and bi-folding doors, two new log burners, and an oil-fired AGA. Inside a welcoming entrance hall, lounge and dining room (each with a log burner), and a striking 30ft open-plan kitchen/living space with bi-folds onto the garden, solid oak worktops, and a central island. A utility room, cloakroom and boiler room complete the ground floor. Upstairs are three generous double bedrooms, two with en suites, plus a stylish four-piece family bathroom. Outside, there's a private veggie patch with greenhouse, a further enclosed garden ideal for entertaining, a huge front garden with an extensive driveway, and a substantial detached garage — spacious enough to suit a range of uses, from workshop to home gym, with scope for further development (subject to necessary consents). Just a short walk from protected marshland and coastal paths — perfect for anyone who loves the outdoors.

Entrance Hall

18' 3" x 6' 11" (5.56m x 2.099m)

uPVC entrance door to front aspect opens into entrance porch with decorative tiling to the floor, open entrance into hallway with stairs to first floor landing, small storage cupboard, understairs storage cupboard

Lounge

15' 6" x 13' 4" (4.729m x 4.058m)

Large aluminium double glazed window to front, cast iron log burning stove, under floor heating.

Dining Room

15' 7" x 13' 5" (4.744m x 4.083m)

Double glazed aluminium windows to front aspect, cast iron log burning stove, engineered wood flooring, coving to ceiling.

Kitchen family room

29' 7" x 11' 8" (9.024m x 3.564m)

Perhaps the most impressive aspect of this home is the huge contemporary 30ft approx. open plan kitchen living space. Having large bi-folding doors to side aspect leading into the privacy of the side garden area. Two further uPVC windows to side and rear. Fully tiled flooring, spotlight ceiling, original ceiling beam. Bespoke fitted kitchen with solid oak worktops and matching central island incorporating Belfast sink unit and chrome mixer tap, tiled

upstands. Oil fired Aga. Door to side leads to utility room. Further door to side leads to side hallway and downstairs toilet.

Utility room

10' 11" x 7' 1" (3.33m x 2.165m)

uPVC window to side. Fitted units incorporating stainless steel sink unit with draining board, plumbing for washing machine, space for dishwasher and tumble dryer. Additional fitted units, panelled ceiling with spotlights

Hallway

6' 11" x 6' 2" (2.108m x 1.881m)

uPVC door to side leading to driveway and garage area. Radiator, tiled floor. Doors to either side open into cloakroom and storage/boiler room.

Cloakroom

6' 4" x 5' 3" (1.940m x 1.590m)

uPVC window to side, close coupled w/c, floating wash hand basin, mini radiator and tiled flooring.

Storage / boiler area

7' 1" x 6' 9" (2.147m x 2.047m)

Having access to controls for ground source pump and solar panels

First Floor Landing

From the main entrance hallway staircase leads to the split level landing area. Aluminium double glazed window to front aspect. The landing narrows to a large corridor just off the main landing having oak flooring, coving to ceiling spotlight ceiling and loft hatch. Door to the rear opens into Bedroom One and door to the right opens to the family bathroom.

Bedroom 1

13' 3" x 11' 11" (4.030m x 3.638m)

uPVC window to side and rear, modern flooring, coving to ceiling. Door to rear leads into the first of two en suites.

En suite 1

6' 9" x 4' 7" (2.050m x 1.389m)

Double walk in shower cubicle with mermaid style panelling to side. Floating modern wash hand basing and floating push button w/c. Tiled floor.

Family Bathroom

9' 9" x 6' 11" (2.981m x 2.108m)

Opaque uPVC window to side, corner panelled bath with shower attachment, floating push button w/c, vanity wash basin, shower cubicle and heated towel rail. Fully tiled floors and partially tiled walls. Spotlight ceiling

Bedroom 2

15' 1" x 13' 3" (4.60m x 4.042m)

Aluminium double glazed window to front aspect, coving to ceiling, sold oak floor. Door to side leads to 2nd En suite

En suite 2

5' 8" x 6' 6" (1.728m x 1.992m)

Shower cubicle, floating wash basin, floating push button w/c, tiled walls, tiled floor, heated towel rail and spotlights to ceiling

Bedroom 3

15' 2" x 13' 6" (4.631m x 4.110m)

Aluminium double glazed window to front, oak flooring, feature cast iron fireplace

Detached Garage

37' 4" x 10' 5" (11.374m x 3.169m)

A large detached garage / workshop with light and power. Up and over door to front, door and two windows to side. Great potential for conversion into holiday let, annexe or games room (subject to planning)

Outside

The property stands in a large corner plot enclosed by a private walled garden to the side. The driveway and Garage can be accessed from the side via Sea Lane. The large lawned garden to the front is very well maintained having mature and established borders with shrubs and trees. A tall hedge divides an area of the garden used as a vegetable plot, housing a large greenhouse and several raised beds used for growing food. Gated access to the side of the property leads to a further garden area which comprises of crazy paving, lawn and patio, enclosed by more mature plants and newly planted fruit trees, creating a lovely entertaining space, there is also a wooden panel storage shed.





Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

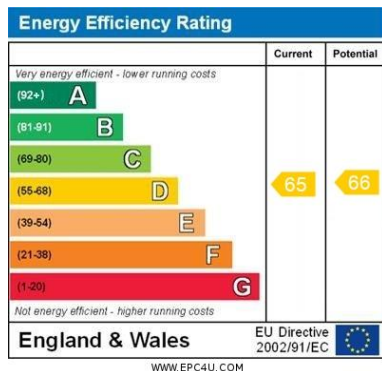
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



TOTAL FLOOR AREA: 232.9 sqm (2502 sq ft) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MS/SEQ/8768/08.26