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## The Hill, Saltfleet



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property it must be

  
lovelle



£395,000

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A neutrally decorated three-bedroom detached home for sale in the coastal village of Saltfleet, set on a generous 0.35 acre plot off a quiet private lane, offering two reception rooms, a well-equipped kitchen with pantry/utility, large driveway with garage and workshop, solar panels, extensive gardens and sea views, all within easy reach of local amenities and nearby towns.

### Key Features

- 3 Bedroom Detached Coastal Home
- Generous 0.35 Acre Plot
- Quiet Private Lane Setting
- Sea Views From Property
- Two Reception Rooms
- Bespoke Solid Wood Kitchen
- Bathroom & Cloakroom WC
- Solar Panels & Electric Car Charging Point
- Large Driveway with Electric Gates
- Garage/Workshop
- EPC rating D
- Tenure: Freehold





This three-bedroom detached home is offered for sale in the popular coastal village of Saltfleet. Set on a generous 0.35 acre plot and accessed via a quiet private unadopted lane, the property combines spacious internal accommodation with extensive outdoor space, sea views and convenient access to local amenities.

The house is approached through a set of electric gates leading to a large sweeping driveway, providing substantial off-road parking for multiple vehicles. There is a detached garage with an adjoining workshop, as well as an electric car charging point, making the property suitable for buyers seeking practical parking and storage solutions. The grounds feature scattered mature trees and shrubs, timber and corrugated garden sheds, and a former outhouse currently used as storage space but benefitting from light and power, offering a range of options for storage, hobbies or garden use.

On entering the property from the front, an entrance hall provides access to the main ground floor accommodation. A modern two-piece suite cloakroom WC adds day-to-day convenience for residents and visitors. The interior is neutrally decorated, providing a straightforward backdrop for a range of furnishings and personal styles.

There are two reception rooms. The first, to the front of the property is a dining room with a bay window, giving a pleasant outlook and an ideal setting for family meals or entertaining. The second reception room is a lounge, to the rear of the property, with large windows and a garden view, creating a bright everyday living area that connects well with the outdoor setting. Together, these two reception spaces offer defined areas for both relaxation and dining.

The kitchen is well equipped and is made up of a range of bespoke solid wood wall and base units, with an integrated dishwasher, fridge and freezer, and a Belfast sink. It benefits from both garden views and sea views, enhancing the sense of the coastal location from within the home. A large walk-in pantry/utility space adds highly practical storage and working space, keeping the main kitchen area uncluttered.

Upstairs, the property offers three double bedrooms, making it suitable for families or those requiring additional guest or work-from-home space. Bedroom one includes wall to wall built-in wardrobes, providing integrated storage. The remaining two double bedrooms offer flexibility in layout for sleeping, study or hobby use.

The bathroom is fitted with a four-piece suite comprising a panelled bath, enclosed shower cubicle, close coupled WC and pedestal wash hand basin, together with a heated towel rail. This arrangement offers both quick showering options and a separate bath, supporting everyday family use.

Externally, in addition to the driveway, garage and workshop, the 0.35 acre plot allows for generous garden areas. Mature trees and shrubs contribute to a well-established setting, and the various sheds and outhouse provide scope for gardening equipment, workshop space or general storage, according to the needs of the new owners. Owned solar panels are installed to two elevations of the roof, offering potential energy efficiency and cost-saving benefits.

The house is situated in a quiet lane within Saltfleet, a popular coastal village on the Lincolnshire coast. The location provides access to local amenities within the village itself, including the local garage/shop and New Inn pub, the nearby coast is a stone throw away. Sea views from several rooms within the property and garden reinforce the connection to the coastal environment.

Saltfleet lies within reach of the larger town of Louth, which offers a broader selection of supermarkets, independent shops, cafes, schools and leisure facilities. Louth is known for its traditional market town character

and provides a practical hub for weekly shopping and services. Further afield, Cleethorpes and Mablethorpe can be reached by road for a wider range of employment, retail and leisure opportunities.

For families, the provision of three double bedrooms, a four-piece bathroom, and generous outdoor space makes this detached house a practical option. The quiet-lane setting, combined with the village's coastal character and access to walks and open spaces, will appeal to buyers looking for a coastal lifestyle with outside space and parking. The property falls within Council Tax Band C and benefits from Oil fired central heating and uPVC double glazing throughout.

## Room Measurements

### Ground Floor

Lounge: 14'04" x 12'06"  
Dining Room: 12'01" x 9'06"  
Kitchen: 19'06" x 8'08"  
Pantry/Utility: 9'06" x 3'10"

### First Floor

Bedroom One: 14'07" x 12'05"  
Bedroom Two: 12'03" x 9'05"  
Bedroom Three: 12'01" x 10'11"  
Bathroom: 6'09" x 5'11"

### Outside

Former Washhouse: 10'04" x 6'09"  
Former Coalstore: 4'07" x 9'11"  
Garage/Workshop: 32'03" x 20'10"

## Disclaimer

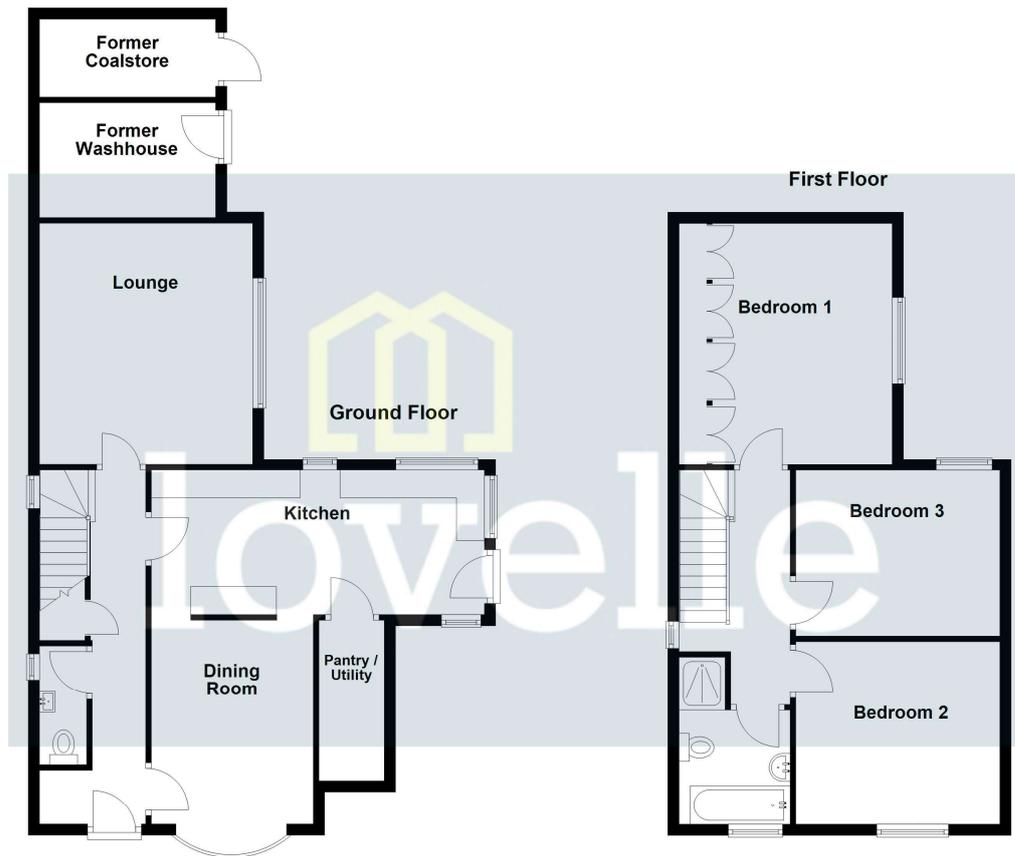
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## Mobile and Broadband Checker

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.







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 PlanUp.

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**lovelle**

01507 665399

[louth@lovelle.co.uk](mailto:louth@lovelle.co.uk)

