



Green Lane Bungalow

Saltfleet

M A S O N S
— SINCE 1850 —

Green Lane Bungalow

Pump Lane, Saltfleet,
Louth, Lincolnshire LN11 7RL



No Forward Chain

Spacious Detached Bungalow

Extensive Grounds 0.46 acres (STS)

Attractive Formal Gardens

Potential for Expansion

Quiet Coastal Location

Nestled in the peaceful coastal village of Saltfleet, this individual detached bungalow offers a rare opportunity with no chain. Sitting on a generous plot of approximately 0.46 acres (STS), the property includes a detached garage, attractive mature gardens, and a former farmyard to the east with a separate gated access. While the outbuildings in the farmyard require some TLC, the space offers immense potential for renovation, replacement, or alternative uses (subject to planning permission).

Built around 1993/4, this bungalow combines traditional brick-faced cavity walls under a pitched clay pantiled roof with modern conveniences, including uPVC double glazing and oil central heating. New fascias, soffits & gutters have been installed December 2024. At nearly 1300 square feet, the property boasts exceptionally spacious rooms, offering more space than many 3-bedroom bungalows. The front driveway provides ample parking for several vehicles and leads to the detached garage.

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The entrance hall leads into a particularly large lounge, which is bathed in natural light from a large walk-in bay window. The handsome brick fireplace with a cast-iron stove adds a cosy focal point. The adjacent conservatory enjoys a sunny aspect and provides direct access to the garden. The dining kitchen is generously proportioned, featuring hardwood-finished cupboards, modern appliances, and a dedicated dining area with large windows overlooking the gardens.

There are two spacious double bedrooms, both light and airy, along with a family bathroom complete with a modern suite, ceramic-tiled shower cubicle, and built-in airing cupboard. The property is perfect for comfortable living with the flexibility to further personalize or expand.







The property is approached via wrought-iron gates leading to a concrete-paved driveway with ample parking space, also giving access to the detached garage. The garage, built with twin-skin brick and block construction, offers additional storage or workspace.



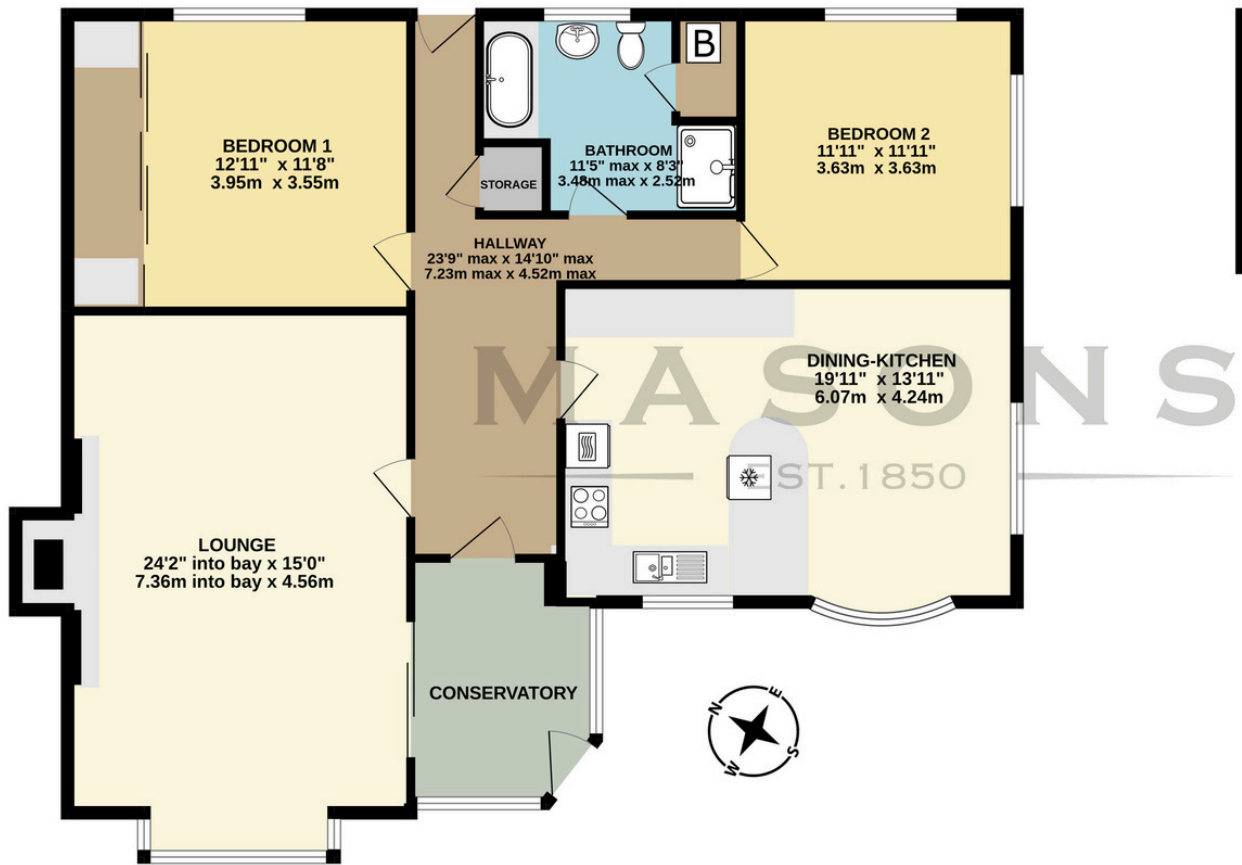
To the west, the formal gardens are beautifully orientated to enjoy sunlight throughout the day. These gardens feature well-maintained lawns, a slab-paved patio, an ornamental pond, and a variety of established trees and shrubs. The side garden, once home to timber outbuildings, offers space for a vegetable garden, with productive apple and pear trees in place.



To the east lies the former farmyard, accessed through a metal field gate, extending the total grounds of the property. This area houses several outbuildings in need of renovation or replacement but offers great potential for alternative uses, such as creating a small home farm, building hobby outbuildings, or even developing ancillary accommodation (subject to planning permission). The property provides the space and versatility to suit a wide range of needs and aspirations.



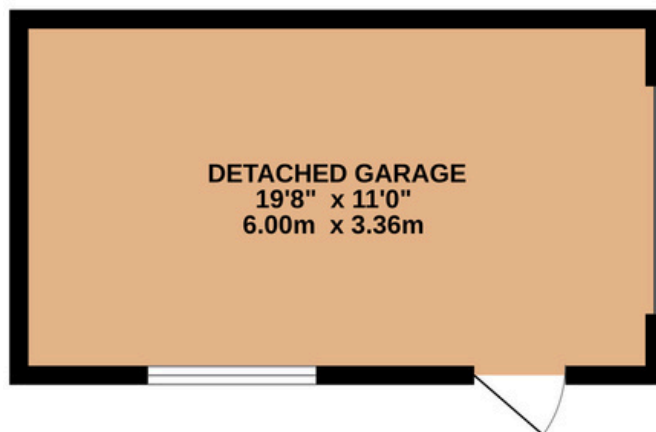




GROUND FLOOR
1292 sq.ft. (120.0 sq.m.) approx.

TOTAL
Whilst every attempt has
of doors, windows, room

GARAGE
217 sq.ft. (20.2 sq.m.) approx.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



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Saltfleet

Charm by the Coast

Saltfleet is a historic village with a rich past, from its medieval salt-making industry to its role as an important east coast port for sailing vessels. The village boasts a selection of charming character buildings, including a beautifully restored windmill (now a private residence) and the New Inn, a welcoming pub in the heart of the village.

Saltfleet also offers a local garage with a shop for everyday essentials, while the River Haven provides a picturesque setting for a small coastal boat club, meandering out into the North Sea. With its mix of history, character, and coastal charm, Saltfleet is an appealing choice for those seeking a village with both heritage and natural beauty.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Directions

Proceed away from Louth on the Legbourne Road and continue to the roundabout at the start of the Louth bypass and take the first exit. Follow the B1200 road carrying straight on at the traffic lights in Manby and then for several miles through the village of Saltfleetby to the eventual T-junction with the A1031. Turn left here and follow the road into the village of Saltfleet. A short distance past The New Inn on the right side, look for the left turning into Pump Lane, take the turning and proceed down the hill until Green Lane Bungalow is found on the right side.

Agent's Note

Applicants viewing the property are warned not to enter the tumble-down outbuildings and if they do so, then they enter them at their own risk.

Agent's Note

What3words: /// ///haystack.skip.abundance

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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