



Curium Main Road Saltfleetby Louth LN11 7SS

£325,000

JOHN TAYLORS
EST. 1859

Set on an impressive plot of approximately 0.26 acres, this extremely spacious detached bungalow presents a rare opportunity to acquire a home with outstanding potential. The bungalow features well proportioned accommodation throughout, providing versatile living space ideal for a range of buyers. While already generous in size, the property offers excellent scope for improvement, modernisation, or potential extensions (subject to the necessary local authority permissions). Externally, the property continues to impress with ample off street parking, a good size garage and an adjoining workshop perfect for hobbyists, storage or further development possibilities. The substantial rear garden enjoys open aspects, creating a peaceful outdoor space ideal for relaxing or entertaining while taking in the surrounding views. EPC rating E.

Rooms

Front Entrance Porch

With UPVC double glazed front door and window, glazed inner door opening to:

Hallway

With radiator, built-in airing cupboard housing hot water cylinder, access to roof space.

Lounge

With uPVC double glazed windows to front and rear elevations, radiator, dado rail, cornicing to ceiling. Width measurement narrowing to 9'8" (3.00m).

19'1" x 12'3" (5.84m x 3.77m)

Kitchen

With fitted wall and base cupboards and worktops over, stainless steel sink with drainer board, space for electric oven, extractor hood over, splash tiling, radiator, uPVC double glazed window, built in larder, uPVC double glazed door opening to conservatory. Maximum width measurement.

14'2" x 12'1" (4.35m x 3.69m)

Conservatory

With doors to garden and also door leading to garage and workshops, plumbing for washing machine.

22'9" x 6'5" (7m x 1.99m)

Study/Dressing Room

With uPVC double glazed window, radiator, cornicing to ceiling and door providing access to bedroom one.

Minimum depth measurement.

9'4" x 7'6" (2.87m x 2.34m)



Bedroom 1

With uPVC double glazed window, radiator, access to roof space, cornicing to ceiling, Width measurement extending to 19'2" (5.86m). 13'8" x 12'3" (4.23m x 3.76m)

En-Suite Shower Room

With tiled shower cubicle housing electric shower, wash basin, close couple toilet with concealed cistern and cupboard units, part tiled walls, heated towel/radiator, extractor fan, uPVC double glazed window, cornicing to ceiling. 7'6" x 6'4" (2.34m x 1.96m)

Bedroom 2

With uPVC double glazed window enjoying views over the rear garden and countryside beyond, built-in wardrobe and cupboard over, cornicing to ceiling, radiator. 13'1" x 12'1" (4m x 3.7m)

Bedroom 3

With built-in wardrobe and cupboard over, uPVC double glazed window, cornicing to ceiling, radiator. 11' x 9'3" (3.36m x 2.86m)

Shower Room

With tiled shower cubicle housing electric shower, wash basin, close couple toilet, part tiled walls, radiator and uPVC double glazed window. Maximum width measurement. 9'3" x 6'5" (2.85m x 2m)

Outside

The front garden includes a shaped lawn with inset flower beds, block paved driveway providing ample off street parking, all enclosed with hedges. The sunny rear garden is well stocked with flowers and shrubs and also includes a shaped lawn, block paved footpath, glass greenhouse, ornamental trees, two timber sheds, cold water tap, paved patio area, modern external Worcester oil fired central heating boiler, views across open countryside.

Brick Garage

With power and lighting, double metal garage door, and door providing access to adjoining workshop. 20'5" x 8'7" (6.27m x 2.66m)

Workshop

With power and lighting, fitted work benches and cupboards, uPVC double glazed windows, stainless steel sink and drainer board. 19'3" x 9'8" (5.9m x 3m)

Services

The property is understood to have mains water, electricity & drainage. Oil fired central heating.

Tenure

The property is understood to be freehold

Council Tax Band

According to the government online portal, the properties currently in Council Tax Band C.

Mobile

We understand from the Ofcom website there is limited coverage from 70% from EE, 71% Coverage from O2, 65% from Vodafone and 63% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 5 Mbps and an upload speed of 0.7 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Openreach is the available network.



GROUND FLOOR
1859 sq.ft. (172.7 sq.m.) approx.



TOTAL FLOOR AREA : 1859 sq.ft. (172.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			