CHOICE PROPERTIES

Estate Agents

Inglewood The Hill, Louth, LN11 7RJ

Reduced To £335,000



Five-bedroom detached property with over 1700 sq ft of spacious, bright accommodation, set at the end of a quiet lane in the coastal village of Saltfleet. The property sits within large gardens which are not overlooked, and has a flexible layout ideal for family, multi-generational or home working needs. The residence features spacious rooms and large windows which create a bright and airy interior which includes a kitchen, living room, conservatory, utility room, three bathrooms, and five bedrooms. To the exterior, the property boasts extensive laid to lawn garden space and a block paved driveway. Early Viewing Is Highly Advised.

With the additional benefit of oil and LPG fired central heating and uPVC double glazed windows throughout, the generously proportioned internal living accommodation comprises:-

Hallway
18'8 x 9'8
Tiled flooring. Staircase leading to first floor landing. Storage recess under stairs. Internal doors to the majority of ground floor rooms. Console for security alarm system. Thermostats. Radiator. Power points.

Kitchen
19'6 x 12'0
Fitted with a range of wall and base units with work surfaces over. Five ring range cooker. One and a half bowl stainless steel sink with mixer tap and drainer. Space for dining room table. Tiled flooring. Part tiled walls. Space for double fridge freezer. Oil fired boiler. Consumer unit. Radiator. Power points. Internal door to living room and rear hallway. uPVC window to side aspect.

Living Room
11'11 x 23'7
With French doors leading to garden. uPVC window to side aspect. Impressive open fire place with tiled hearth and surround.

Conservatory
16'8 x 14'4 (to furthest measurement)
External uPVC doors to front and rear aspect. Dual aspect uPVC windows. Tiled flooring. Power points. Radiator.

Utility Room
8'10 x 9'10
Tiled flooring. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Work surfaces. Power points.

Bedroom 1
14'4 x 11'1
Double bedroom fitted with base unit with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Part tiled walls. Radiator. Power points. External uPVC door leading to driveway. 'Viessman' gas combi boiler power by LPG. Internal door to ensuite.

Ensuite Shower Room
5'7 x 6'0
Fitted with a three piece suite comprised of a waterproof panelled shower cubicle, a wash hand basin set over vanity unit with chrome mixer tap and splash back, and a push flush wc. Tiled flooring. Frosted uPVC window to side aspect. Radiator. Extractor.

Rear Hallway
2'11 x 7'5
Tiled flooring. Internal doors to bedroom 2 and 3. External uPVC door to garden.

Bedroom 2
11'10 x 9'9
Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bedroom 3
9'5 x 9'8
Double bedroom with large uPVC window to front aspect. Radiator. Power points.

Bathroom
9'7 x 9'8
Fitted with a four piece suite comprising of a fully tiled shower cubicle, a pedestal wash hand basin with single taps, a low level wc, and a panelled bath with chrome mixer tap and shower extension. Tiled flooring. Part tiled walls. uPVC window to side aspect. Chrome heated towel rail. Radiator.

Landing
3'2 x 6'6
uPVC window to rear aspect. Radiator. Power points. Internal doors to bedroom 4 and bedroom 5.

Bedroom 4
13'9 x 11'4
Double bedroom with dual aspect uPVC windows. Under eaves storage. Radiator. Power points. Tv aerial points. Internal door to ensuite shower room.

Ensuite Shower Room
6'0 x 9'3
Fitted with a three piece suite comprising of a waterproof panelled shower cubicle, a push flush wc, and a pedestal wash hand basin with chrome mixer tap and splashback. Heated towel rail. Windows to side aspect. Storage cupboard with fitted shelving.

Bedroom 5
9'10 x 9'4
Double bedroom with fitted wardrobes. Dual aspect uPVC windows. Access to loft via loft hatch. Radiator. Power points. Tv aerial point.

Gardens
The property benefits from an extensive amount of garden space. Immediately behind the property is a fully enclosed garden which is part paved and part laid to lawn for ease of maintenance. This garden space features a range of outbuildings including summer houses and garden sheds in addition to an external timber built structure containing a hot tub. This garden area is lined with plants and trees which add a plethora of life and colour to the space. Beyond this garden is a further laid to lawn garden area approximately 0.23 acres in size. This entire space is laid to lawn and is fully enclosed with fencing to the perimeter. This large garden space opens up a world of possibilities to any prospective buyer.

Driveway
Block paved driveway providing off the road parking for several vehicles.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

Viewing Arrangements
By appointment through Choice Properties on 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.

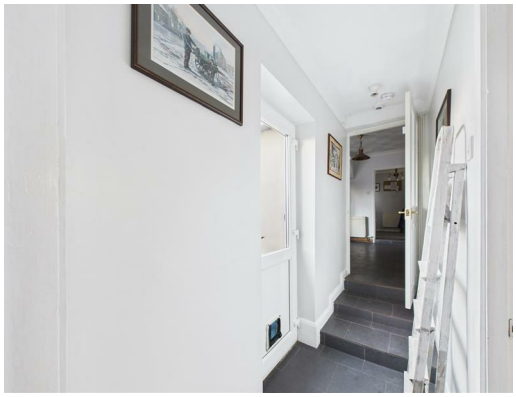






























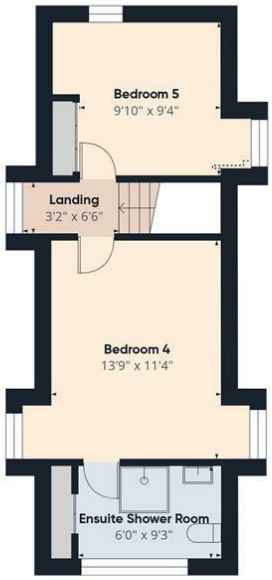








Floor 0



Floor 1



Approximate total area(1)

1781 ft²

Reduced headroom

3 ft²

(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.

GIRAFFE360

Directions

From Louth, head towards Manby via the B1200. Once you get to the crossroads continue straight over and through Saltfleetby. At the junction take a left onto the A1031. Continue on this road for 2km into the Village of Saltfleet and then turn right onto The Hill. The property can be found at the very end of this road on your right hand side.

