CHOICE PROPERTIES

Estate Agents

5 Sea Lane,
Saltfleet, Louth, LN11 7RP

Price £185,000



** NO ONWARD CHAIN **Choice Properties are pleased to present this well-maintained bungalow, offering neutral and well-proportioned accommodation throughout. The property benefits from a bright lounge, fitted kitchen, two bedrooms, and a bathroom, along with a rear garden, driveway parking, and useful storage, and is offered with no onward chain. Located in Saltfleet, the property is not far from the coast and is well positioned for enjoying the surrounding countryside and coastal walks.

The Property Ombudsman
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Benefitting from electric central heating, the well-presented accommodation comprises:-

Entrance
7'3" x 3'5"
You enter the property into a small entrance area, neutrally decorated. To the left, there is space for a washing machine along with useful storage cupboards.

Kitchen
7'3" x 9'0"
The kitchen continues the same neutral décor and matching cabinetry as the entrance hallway. Offering plenty of worktop and cupboard space, it features an integrated cooker, hob and extractor fan, with additional space for a fridge freezer and dishwasher. A window positioned above the sink allows for natural light, while white tiled splashbacks run above the worktops. There is also a uPVC door providing access to the rear of the property.

Reception Room
10'2" x 16'0"
There is a large reception room, offering a bright and airy space with a large window to the front of the property. The room also benefits from multiple double plug sockets and an electric storage heater.

Hallway
4'9" x 3'3"
The small hallway provides access to both bedrooms and the bathroom. There is also a useful storage cupboard.

Bathroom
4'10" x 6'5"
The bathroom features a three-piece suite comprising a stand-in shower, hand wash basin and WC. There is a mirror above the basin along with an electric shaver point. The walls are tiled, and a frosted window provides natural light and privacy.

Bedroom 1
8'0" x 12'10"
The main bedroom features white walls and grey carpets, with a large window allowing for plenty of natural light. There is space for a double bed and additional furniture, along with an electric storage heater.

Bedroom 2
9'6" x 9'0"
Bedroom two follows the same neutral theme as the main bedroom and benefits from a large window allowing for plenty of natural light. The room also features an electric storage heater.

Garden
The rear garden features a well-designed patio area, with fenced boundaries providing privacy. The remainder of the garden is mainly laid to lawn, making it ideal for those who enjoy gardening or anyone looking for a low-maintenance outdoor space.

Driveway
The driveway provides ample parking space to the front of the property.

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 A.

Viewing Arrangements

Viewings by appointment through Choice Properties, Louth, Tel 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 gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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.











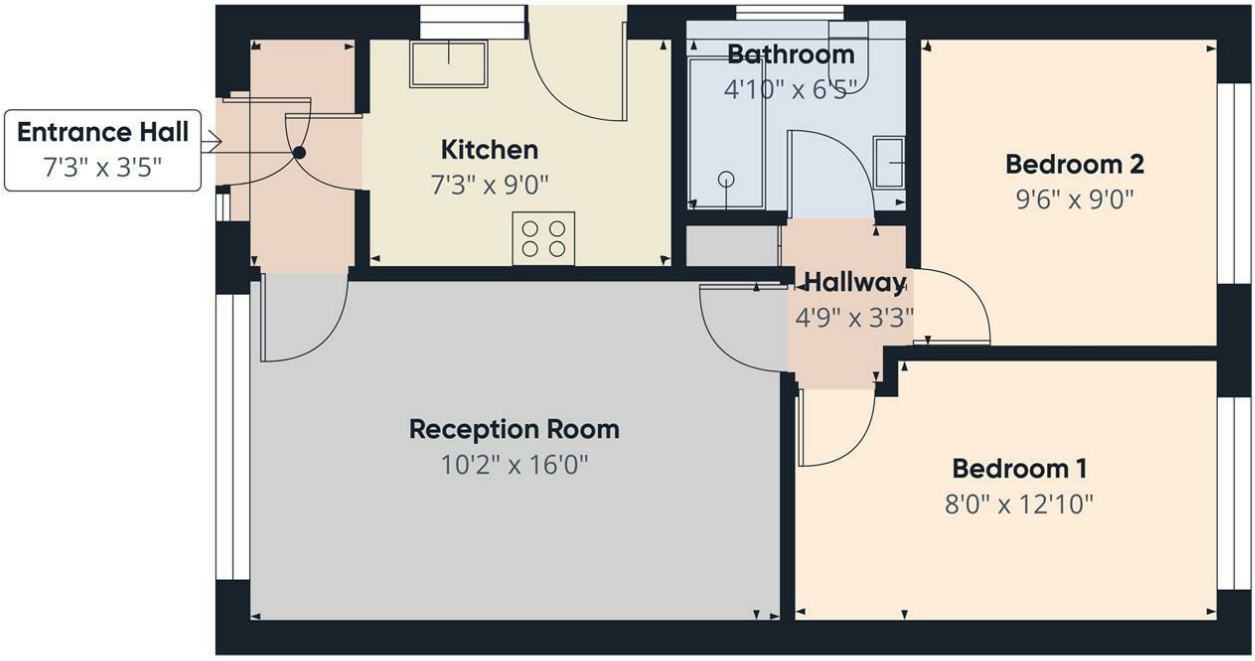










Approximate total area(1)

503 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please put in the postcode LN11 7RP into your sat-nav. This will take you to Sea Lane, the property is on the opposite side to the Caravan Park entrance.

