



# CHOICE PROPERTIES

*Estate Agents*

Moonshadow Main Road,  
Saltfleetby, Louth, LN11 7SS

Price £295,000



Choice Properties is proud to present this spacious and well-presented home located in the peaceful village of Saltfleetby. Offering generous accommodation throughout, the property features a large reception room, a good-sized kitchen diner, three bedrooms, and excellent storage options. Externally, the home boasts a large driveway, substantial rear garden with multiple sheds, and attractive front and side areas. Ideally situated close to the coastal town of Mablethorpe and the market town of Louth, Saltfleetby offers a quiet rural lifestyle with convenient access to nearby amenities and the Lincolnshire coast.

## The well laid out accommodation comprises:-

### **Entrance**

7'4" x 4'0"

You enter the property into a small entrance hallway, featuring white walls, a stylish front door, and a large storage cupboard. The electric consumer unit is also located here, along with a radiator.

### **Reception Room**

19'9" x 12'7"

A large reception room featuring a large PVC window and a PVC door leading to the back patio. The room includes two radiators and offers access to both the kitchen and hallway. A tiled fireplace with a log burner provides a stylish focal point.

### **Kitchen/ Diner**

20'0" x 8'0"

A good-sized kitchen diner with dual-aspect windows and a radiator. The room features character coving and wall trims, along with plenty of storage space provided by cupboards and cabinets. There is a sink positioned below the window, and space for a washing machine, dryer, cooker, dishwasher, and fridge freezer. A tiled backsplash sits above the worktops, and a PVC door leads to the side of the property. The kitchen area has tiled flooring, while the dining area is carpeted.

### **Hallway**

10'2" x 2'10"

A hallway leading from the reception room provides access to all three bedrooms and the bathroom. There is also access to the loft from here, which is part boarded and benefits from a ladder, as well as electric and telephone points.

### **Bathroom**

7'0" x 7'10"

The main bathroom features a three-piece suite, comprising a shower over the bath, a hand basin, and a W.C. There is also a window and a linen cupboard, with white tiled walls throughout.

### **Bedroom 1**

8'9" x 12'6"

A great-sized double bedroom with neutral décor and a large window, allowing for plenty of natural light. The room also includes a radiator and offers ample space for additional furniture.

### **Bedroom 2**

10'3" x 9'3"

Bedroom two is another good-sized double, featuring neutral décor with cream carpet and white walls. The room also includes a window and a radiator.

### **Bedroom 3**

12'1" x 8'0"

Bedroom three offers space for a bed and additional furniture. It continues the neutral décor, and includes a window and a radiator.

### **Garage**

17'10" x 8'3"

A great storage space, also benefiting from electricity, with the oil boiler located here.

### **Driveway**

A large paved driveway providing ample parking space.

## **Gardens**

The back garden is very large, with a patio area directly behind the house, leading onto a generous lawned section. There are multiple useful sheds, and all boundaries are secure with fencing or hedging. There is side access leading to the front of the property. The oil tank is also located here.

The front garden features boundary bushes, with some grass areas around the driveway, along with shrubs and small trees adding greenery and kerb appeal.

## **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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing by appointment through Choice Properties Louth on 01507 860033.

## **Opening Hours**

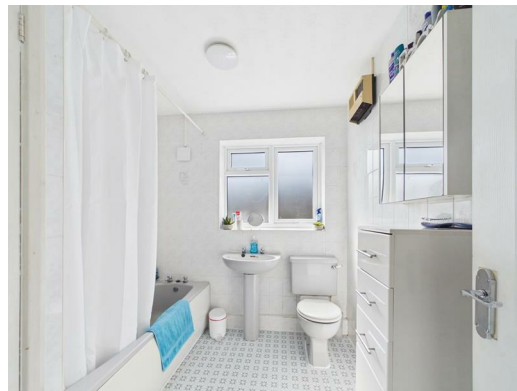
Monday to Friday 9.00 a.m. to 5.00 p.m.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.









# Directions

On your sat nav, please put the postcode LN11 7SS. This will take you to Main Road, Saltfleetby. Moonshadow will be on the opposite side as Ings Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

