



# CHOICE PROPERTIES

## *Estate Agents*

Oakhurst Main Road,  
Saltfleet, LN11 7SB

Reduced To £365,000



Choice Properties are delighted to offer for sale this impressive three bedroom (1 en-suite) detached bungalow, situated in the most sought after location, overlooking stunning open field views to the rear. Sitting a stone's throw from the King Charles III Nature Reserve as well as some other local areas for walking, dogs and horses, the bungalow further benefits from several reception rooms, stylish kitchen/diner and stands proudly upon an attractive and generously sized plot, with driveway providing ample parking. Viewing is highly advised.

Offering generously proportioned rooms throughout and a flexible layout, this well maintained and characterful property comprises:-

#### **Entrance Porch**

3'03" x 4'06"

#### **Reception Room**

20'8" x 11'9"

Bay window to front aspect, log burner set into featured surround with marble hearth and wooden mantle, laminate flooring, TV Aerial point, featured wall lights, telephone point, Bi-Fold doors opening into the sun room.

#### **Kitchen/Diner**

15'7" x 11'9"

Fully fitted 'Howdens' kitchen with glossy finish comprising a stylish range of wall and base units; including corner 'swing out' cupboards with under-cupboard lighting and work surfaces over, one bowl stainless steel sink unit with drainer and mixer taps, integral double oven, four ring induction hob with featured stainless steel extractor hood over, plumbing for a dishwasher and space for under counter fridge/freezer, ample space for a dining table, TV Aerial point, breakfast bar, tiled flooring, inset spotlights to the ceiling, built in airing cupboard - with radiator and shelving.

#### **Utility Area**

10'02" x 5'05"

Plumbing for a washing machine, space for tumble dryer and freestanding fridge/freezer, tiled flooring.

#### **Rear Porch**

10'03" x 5'02"

#### **Sitting Room**

11'3" x 8'6"

Laminate flooring, TV Aerial point, featured wall lights, French double opening doors leading into:-

#### **Conservatory**

12'02" x 7'06"

Apex polycarbonate roof, tiled flooring, featured wall lights, uPVC double glazed door leading into the garden.

#### **Sun Room**

11'8" x 6'0"

Dual aspect windows, laminate flooring, telephone point, sliding patio doors to the rear aspect.

#### **Inner Hallway**

5'3" x 12'8"

Laminate flooring, ceiling window, loft access - housing the hot water cylinder.

#### **Bedroom 1**

16'4" x 10'1"

Remarkably spacious double bedroom, built in double wardrobes with sliding doors, laminate flooring, dual aspect windows, door to:-

#### **En-suite Shower Room**

7'0" x 5'5"

Fitted with a three piece suite comprising large walk in shower cubicle with electric shower over, pedestal wash hand basin with mixer taps, dual flush set into vanity unit, partly tiled walls.

#### **Bedroom 2**

11'1" x 10'5"

Bay window to front aspect, double bedroom, laminate flooring.

#### **Bedroom 3**

9'1" x 7'9"

Double bedroom, laminate flooring.

### **Rear porch**

10'04" x 5'00"

Tiled flooring, uPVC door to the side aspect, polycarbonate roof, uPVC door leading into the utility room.

### **Bathroom**

6'5" x 11'6"

Fitted with a four piece suite comprising panelled bath with single taps, shower cubicle with electric shower over, pedestal wash hand basin with single taps, close coupled wc, partly tiled walls, tile effect laminate flooring.

### **Driveway**

Providing ample parking for vehicles.

### **Garage**

16'03" x 12'00"

Double opening timber doors to the front aspect, power and lighting, uPVC door to porch, rear window, oil fired boiler.

### **Garden**

To the rear of the property you will find the most stunning and generously sized garden which is laid with attractive lawns and overlooks beautiful open field views to the rear. The garden is adorned with a colourful variety of plants, trees and shrubbery throughout, and is privately enclosed with hedging and fencing to the borders. There is a Summerhouse and three Greenhouses included in the sale, and an optional hot tub which could be negotiated with the sale. A paved patio seating area is located to the side of the carport, and is ideal for relaxing in the sunshine or Alfresco dining. This really is a gardener's dream and is perfect for outdoor entertainment.

### **Tenure**

Freehold

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

### **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.

### **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)

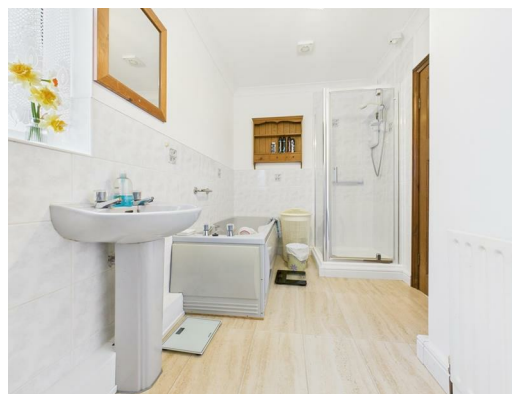
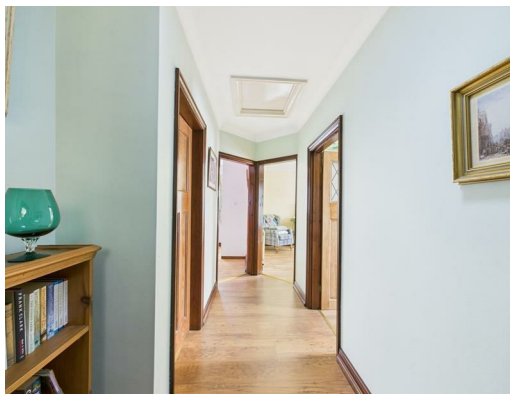
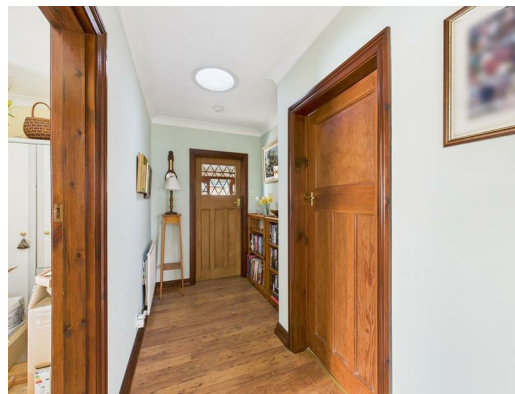
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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. 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<sup>(1)</sup>  
1557.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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# 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 until you enter the Village of Saltfleet. Follow the bend around to the right and you will see the pump house located on your right hand side. Oakhurst can be found just before the pump house where you will see the house name and driveway.

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	

