



# CHOICE PROPERTIES

*Estate Agents*

4 Holmes Close,  
Saltfleet, LN11 7UL

Price £315,000



It is a pleasure for Choice Properties to bring to the market this superb and expansive three bedroom detached bungalow which is positioned at the end of a quiet cul de sac. This fantastic property additionally benefits from generously sized and beautifully maintained gardens with open views to the rear. Early viewing of this beautifully presented bungalow is highly recommended.

Offering generously proportioned rooms and a flexible layout throughout, the abundantly light and well maintained accommodation comprises:

### **Entrance Porch**

4'6" x 4'2"

Door to:-

### **Hallway**

8'2" x 2'7"

Spacious hallway, loft access - partly boarded with ladder and lighting, thermostat controls, telephone point, built in storage cupboard.

### **Reception Room**

13'1" x 16'3"

Spacious bright and airy reception room, featured fireplace set into marble surround with marble hearth and wooden mantle, TV Aerial point, double opening patio doors leading into:-

### **Conservatory**

10'10" x 9'9"

Polycarbonate pitched roof, tiled flooring, double opening French patio doors to side aspect leading into the attractive rear garden.

### **Kitchen**

10'4" x 13'0"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral fridge/freezer, cooker point with extractor hood over, partly tiled walls, inset spot lighting to the ceiling, dining space.

### **Utility Room**

6'10" x 9'5"

Worktops with appliance space under, space for fridge/freezer, plumbing for a washing machine, combination boiler, part tiled walls, extractor fan, door to rear aspect into the garden, door to wc.

### **Bedroom 1**

15'4" x 14'4"

Bay window to front aspect, spacious double bedroom, built in timber bed frame with wardrobes and storage space.

### **Bedroom 2**

10'6" x 12'6"

Spacious double bedroom.

### **Bedroom 3**

9'4" x 12'0"

Double bedroom.

### **Bathroom**

7'1" x 8'10"

Fitted with four piece suite comprising shower cubicle with electric shower over and glass screen door, panelled bath with single taps, pedestal wash hand basin with single taps, close coupled wc, tiled splash backs, extractor fan.

### **WC**

6'10" x 3'3"

Fitted with a two piece suite comprising wash and basin with single taps and tiled splash backs, close coupled wc.

## **Driveway**

Paved driveway providing off road parking and leading up towards the detached garage.

## **Garage**

18'08" x 8'10"

Detached brick and pan tile single garage with up and over door, power and lighting, pedestrian door to side aspect.

## **Garden**

To the rear of the property is a generously sized and beautifully maintained garden, adorned with established plants, trees and shrubbery throughout. The garden is segregated by timber fencing with gated access to both the lawned area of the garden with spacious timber storage shed with greenhouse, and the gravelled and paved patio seating area, located outside the conservatory. The garden is privately enclosed with timber fenced boundaries with gates to either side of the bungalow, one leading to the front of the property and the other to a further side garden, which features a further secluded seating area with a easy to maintain gravelled garden. The oil tank can be found tucked away to the rear of the property.

## **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.

## **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.

## **Opening hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.  
Saturday 9.00 a.m. to 1.00 p.m.

## **Viewing arrangements**

Viewing by appointment through Choice Properties Louth on 01507 860033

## **Tenure**

Freehold

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.







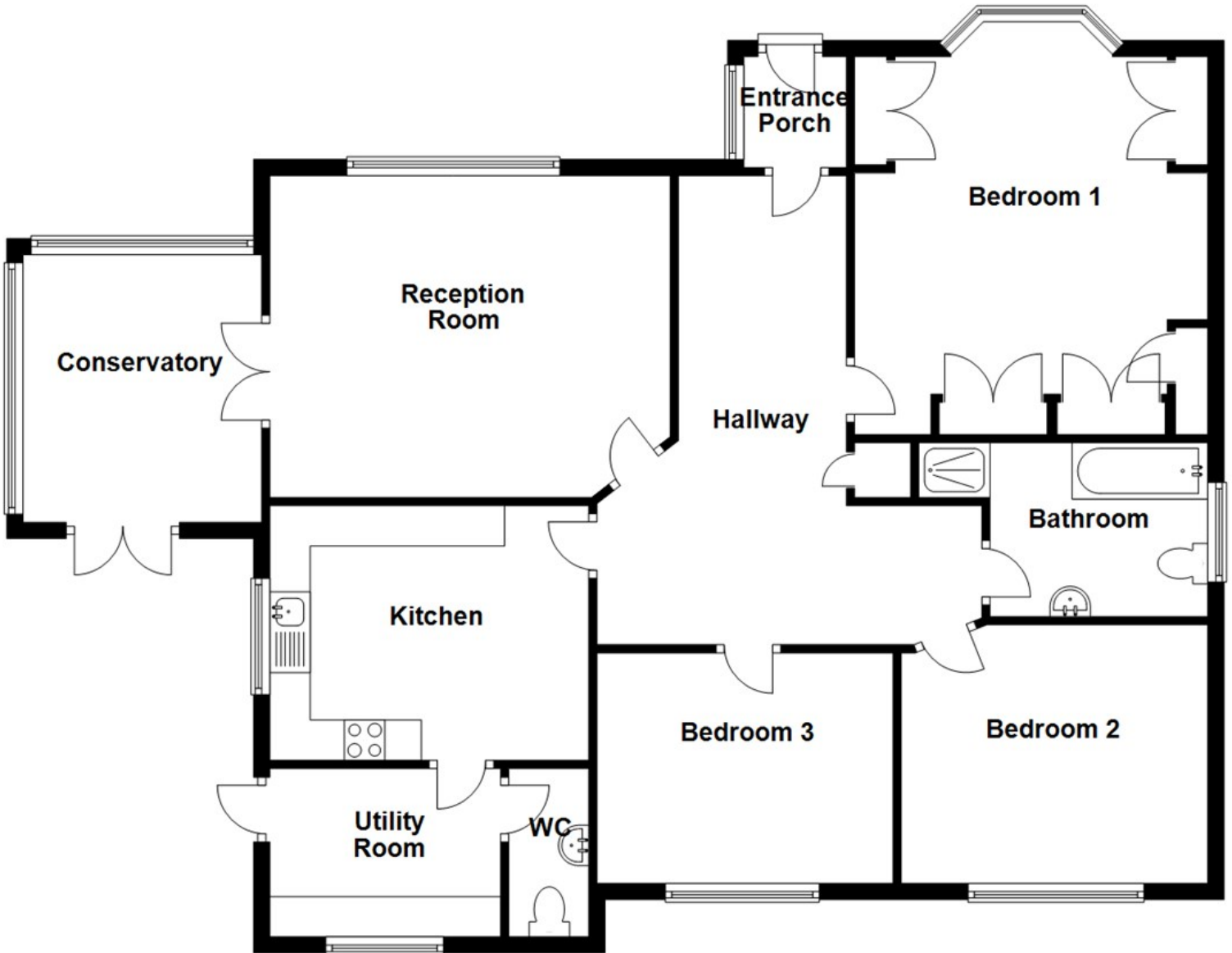








**Ground Floor**



# 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. Continue on this road, past the Pump house on the right hand side and round the bend, continue on the A1031 and go past the New Inn pub on your right. Then take your second left hand turning onto Jacklin Drive. Jacklin Drive then becomes Holmes close and number four can be found tucked away in the bottom corner on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		53
(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		
(55-68) 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	

