



CHOICE PROPERTIES

Estate Agents

Eastleigh Main Road,
Saltfleetby, LN11 7TP

Price £375,000



Located in this rural location Choice Properties offer to market this spacious DETACHED HOUSE with three bedrooms (one en-suite). OUTBUILDINGS & STABLES. The property is ideally placed for the neighbouring market town of Alford and Louth as well as being a short distance from the coast. This property sits on a spacious plot with mature MEADOW GARDENS extending to 3.5 ACRES. Viewing is Highly Recommended!

With the benefit of Oil Fired Central Heating the internal accommodation consists of:-

Front entrance door to:

Entrance Hall

11'11" x 6'6"

Staircase to the first floor landing. Understairs storage cupboard. Radiator. Parquet flooring.

Lounge

15'1" x 12'2"

Box bay window. Radiator. Solid fuel burner set in feature tiled surround. Parquet flooring. Picture rail.

Dining Room

11'11" x 12'1"

Original feature fireplace set in timber surround. Parquet flooring. Radiator. Picture rail.

Breakfast Kitchen

14'2" x 12'2"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Tiled floor. Electric cooker point. Radiator. Worcester oil combination boiler which supplies the central heating and hot water.

Utility Room

10'10" x 6'7"

Plumbing for washing machine. Radiator. Tiled floor. Rear door to outside.

Storage

8'8" x 3'4"

Tiled floor. Access to loft area.

Shower Room

6'11" x 6'7"

Wash hand basin. Plumbing for shower enclosure. Tiled floor.

WC

3'9" x 5'11"

W.C. and wash hand basin. Tiled floor.

Landing

5'11" x 11'2"

Radiator. Access to the loft area.

Bedroom 1

11'11" x 12'0"

Radiator. Picture rail. Door to:

En-suite Shower Room

5'8" x 6'6"

With three piece suite which consists of shower enclosure, w.c. and wash hand basin. Radiator. Half tiled walls.

Bedroom 2

15'8" x 12'0"

Radiator. Picture rail.

Bedroom 3

8'4" x 12'0"

Radiator. Fitted storage cupboard.

Bathroom

5'11" x 7'0"

With three piece white suite which consists of a panelled bath, pedestal wash hand basin and w.c. Radiator. Half tiled walls.

Driveway

Spacious driveway with ample parking for several vehicles.

Garage

15'0" x 10'3"

Wood Store

11'10" x 9'5"

Workshop

29'3" x 15'10"

Stables

44'0" x 12'1" plus 16'0" x 11'4"

L-shaped. Power and water.

Gardens

The property has front and rear gardens which have been gravelled and laid to lawn.

Greenhouse and static caravan/store. Gated access to the rear meadow.

Land

The land to the rear of the property is laid to meadow and has a central pond. The overall plot measures approximately 3.5 acres.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Tenure

Freehold

Opening Hours

Monday - Friday 9.00am- 5.00pm

Saturday - 9.00am - 3.00pm

Making an offer

If you are interested in 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

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth,

LN11 8UP

Tel. No. 01507 601 111

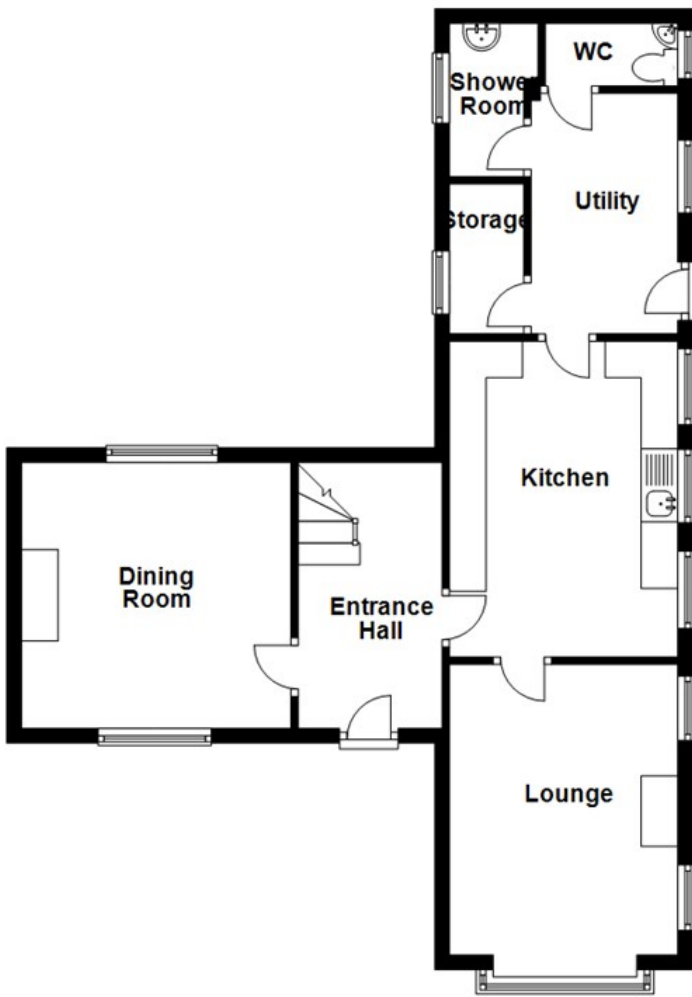
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D Amount payable 2022 is £1,910.16

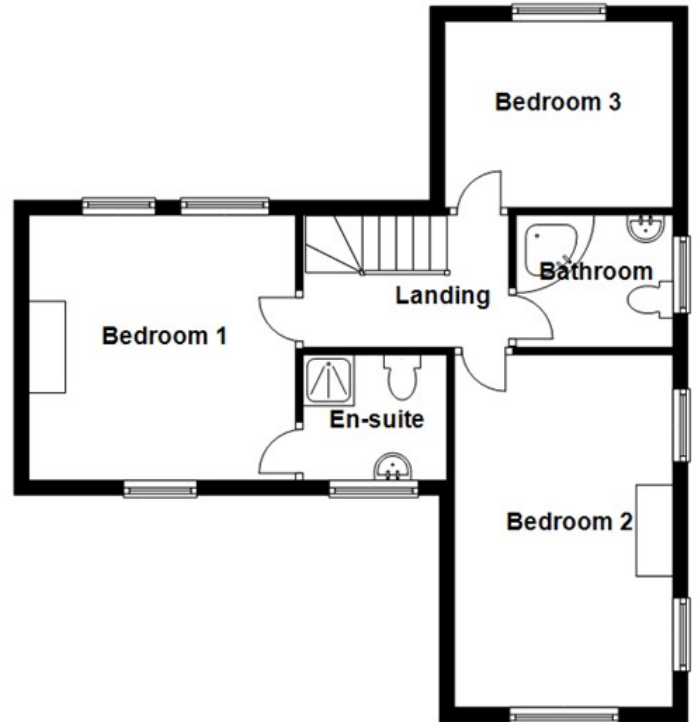
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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



First Floor



Directions

From Louth head east to Saltfleetby and once on Main Street continue east beyond Three Bridge Lane. Eastleigh can be found on your right hand side shortly after the junction with Church Lane.

