



CHOICE PROPERTIES

Estate Agents

Vickers Store Main Road,
Saltfleetby, LN11 7SS

Reduced To £269,950



****MOTIVATED SELLERS**** It is a pleasure Choice Properties to bring to the market this expansive and immaculately presented four bedroom (1 en-suite) detached house, situated in the most sought after location. The property further benefits from a generously sized plot, lending itself to numerous uses, including potential business opportunities, outdoor studio or large workshop. With ample space for parking, this really is a beautiful property and viewing is highly advised. Please note the property is being offered with no onward chain.

Offering generously proportioned rooms throughout with a flexible layout, this beautifully maintained accommodation comprises:-

Entrance Hall

4'9" x 3'7"

Cupboard housing the wall mounted consumer unit, door to:-

Reception Room

19'9" x 14'0"

Electric feature fire set into bricked surround with stone hearth and wooden mantle, TV Aerial point, telephone point, laminate flooring, double opening doors leading into:-

Kitchen/Dining Room

15'6" x 14'0"

Fitted with a modern and stylish range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, integral cooker, four ring electric hob with stainless steel extractor hood over, space for freestanding fridge/freezer, plumbing for a dishwasher, partly tiled walls, ample space for a dining table, laminate flooring, door to:-

Utility Room

9'4" x 10'10"

Plumbing for a washing machine, space for a tumble dryer, laminate flooring, telephone point, door to:-

Sun Room

8'1" x 10'10"

Laminate flooring, built in storage cupboard, French double opening patio doors to the rear aspect leading into the garden, door to:-

WC

4'11" x 2'11"

Fitted with a white two piece suite comprising wash hand basin with single taps, dual flush w.c., tiled splash backs, extractor fan.

Landing

Spacious light and airy landing space, built in storage cupboard housing the hot water cylinder.

Bedroom 1

9'3" x 14'0"

Spacious double bedroom, door to:-

En-suite Shower Room

5'6" x 6'11"

Fitted with a three piece suite comprising corner shower cubicle with mains shower over, wash hand basin set into vanity unit with mixer taps, dual flush w.c., tiled splash backs., extractor fan.

Bedroom 2

10'0" x 10'6"

Spacious double bedroom.

Bedroom 3

6'0" x 14'0"

Double bedroom.

Bedroom 4/Office

4'7" x 10'6"

Ideal for a single bedroom or office space.

Bathroom

5'11" x 7'10"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, wash hand basin set into vanity unit with mixer taps, tiled splash backs, heated towel rail.

Driveway

To the front of the property is a paved driveway providing off road parking for two vehicles. To the side of the property you will find a spacious gravelled section, which provides further parking for several vehicles.

Garage

With up and over door, power and lighting. Two caravan hook up points.

Garden

To the rear of the property is a low maintenance and well tended garden, which has been privately enclosed with timber fencing to the boundaries. Beyond this, is a further garden which stands proudly upon a generously sized plot, secured with fenced boundaries. The garden is laid to lawn with large double opening gates for access. This is an ideal opportunity to create outdoor working space or a large workshop.

Tenure

Freehold

Council Tax

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 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.

Viewing arrangements

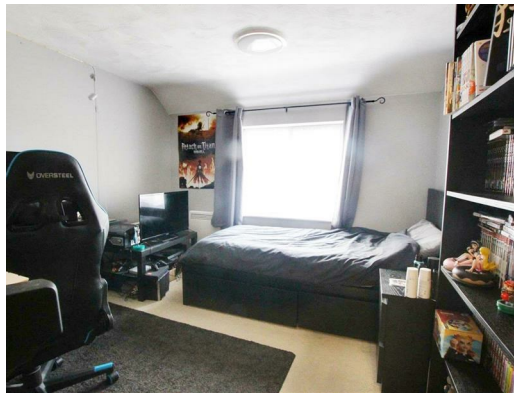
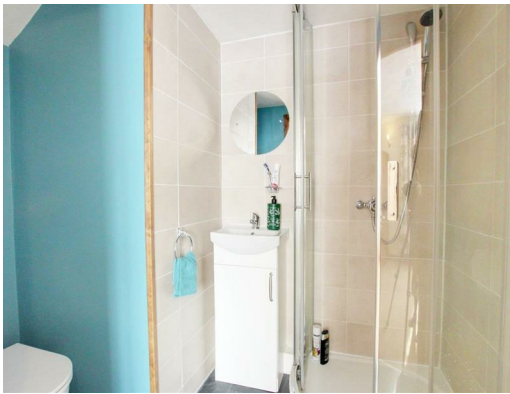
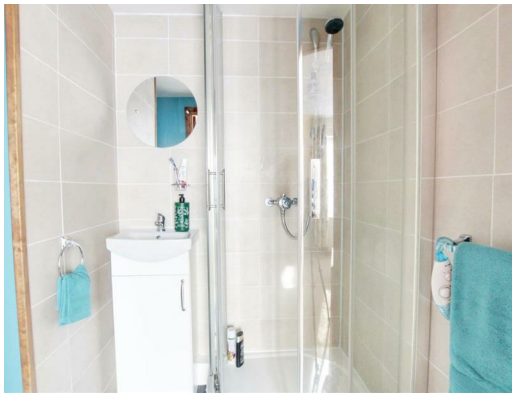
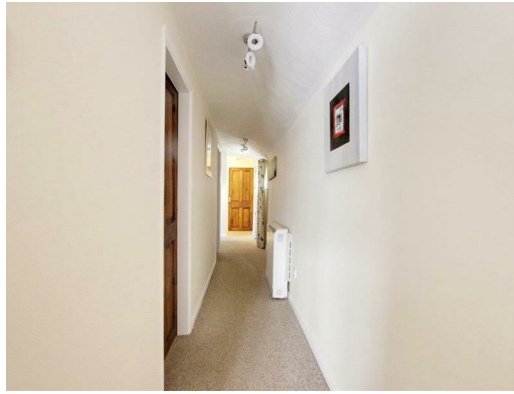
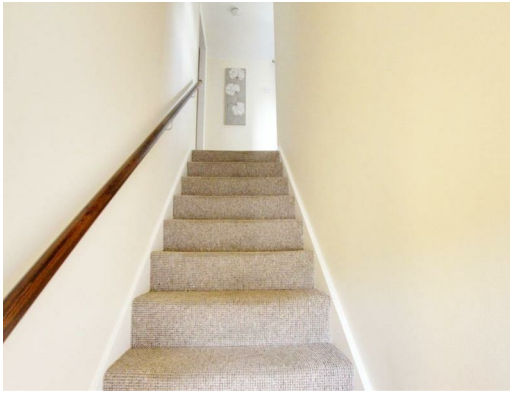
Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

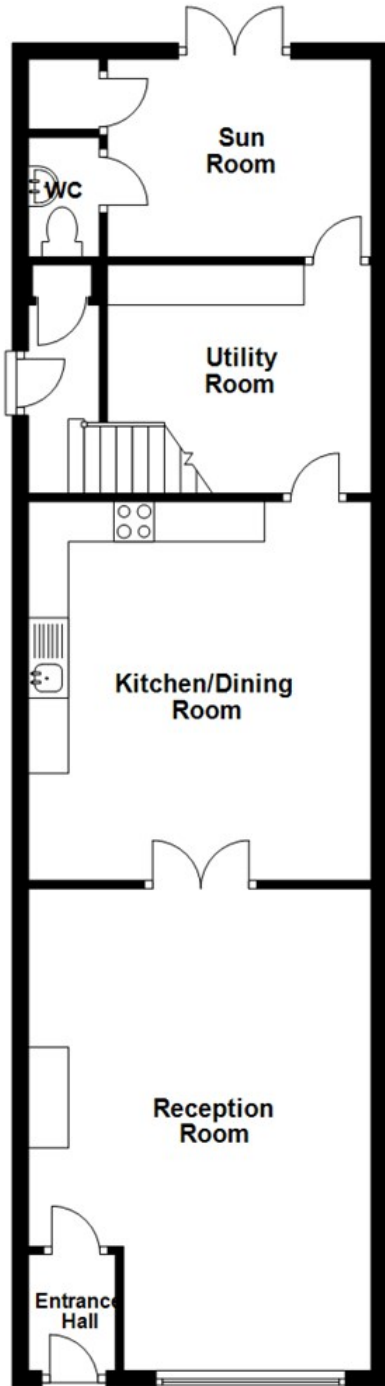
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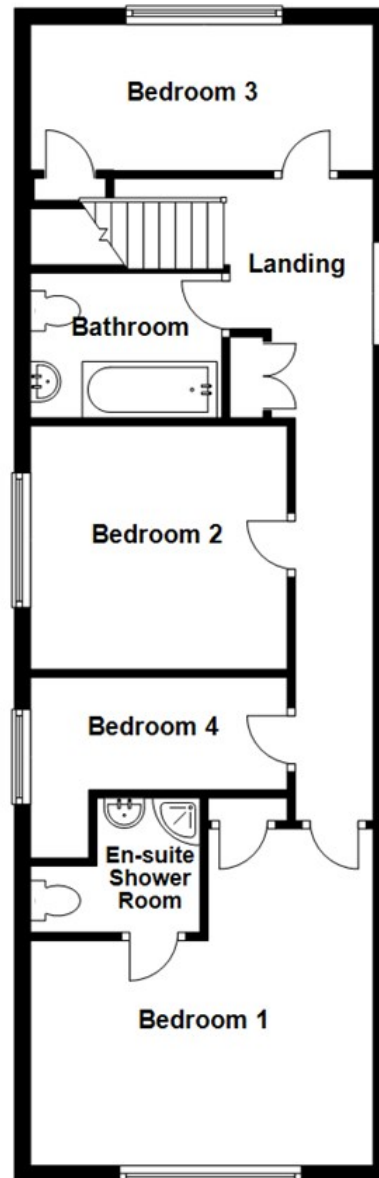




Ground Floor



First Floor



Directions

From Louth head east to Saltfleetby. Once you are on the Main Road, Vickers store can be found next to the fishing lakes on the left hand side, just before the football club.

