



CHOICE PROPERTIES

Estate Agents

Smithy House Pump Lane,
Saltfleet, LN11 7RL

Reduced To £260,000



Choice Properties are delighted to bring to market this deceptively spacious, characteristic semi detached four bedroom cottage. Situated in the quiet sought after village of Saltfleet this super residence is ideally located for both the coast and the charming market town of Louth. With the benefit of a Garage and attractive rear gardens we highly recommend viewing this lovely home.

With the benefit of internal farmhouse style doors, Oil Fired Central Heating and Triple Unit Double Glazing to most windows the spacious and well laid out internal accommodation consists of:-

Entrance Hallway

11'11" x 5'1"

With front access door. Staircase to Landing. Understairs cupboard.

Lounge

13'9" x 16'0"

With feature beamed ceilings. Open fireplace. Radiator.

Kitchen/Dining Room

12'3" x 19'08" maximum

With newly fitted base units with work surfaces over. Ceramic one and half bowl sink unit and drainer with mixer tap. Range cooker with metro tiled splashback and extractor hood over. Plumbing for automatic washing machine. Radiator. Beamed Ceiling. Feature fireplace. Tiled floor. Door to Utility Room.

Pantry

7'1" x 5'3"

Utility Room

7'0" x 7'8"

With access door to the integral garage.

Conservatory

15'10" x 10'09"

Tiled floor. Double doors giving access to the garden.

Cloakroom

7'0" x 2'11"

With w.c.

Landing

With feature brick walled area which incorporates display shelving.

Office Area

7'02" x 6'10"

Bedroom 1

13'9" x 14'07"

Radiator. Feature open fireplace.

Bedroom 2

8'11" x 16'1"

Radiator.

Bedroom 3

12'00" x 10'00"

Radiator.

Bedroom 4

8'3" x 13'0" maximum

Radiator.

Bathroom

12'3" x 10'9" maximum measurements

With four piece suite which consists of corner shower cubicle with electric shower. Large bath. Pedestal wash hand basin. Low level flush w.c. Tiled walls.

Garage

19'0" x 10'11"

Up and over door. Electric lighting and power. Oil Fired Central Heating Boiler. Access door to the Utility Room.

Gardens

Enjoying open views to the rear the attractive garden features a large patio area, ideal for entertaining or relaxing together with a well tended lawn and colourful flower beds. The property also benefits from two outside sheds.

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

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

Viewing Arrangements

Viewing by Appointment on 01507 860033

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.

Opening Hours

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

Saturday 9.00 a.m. to 3.00 p.m.

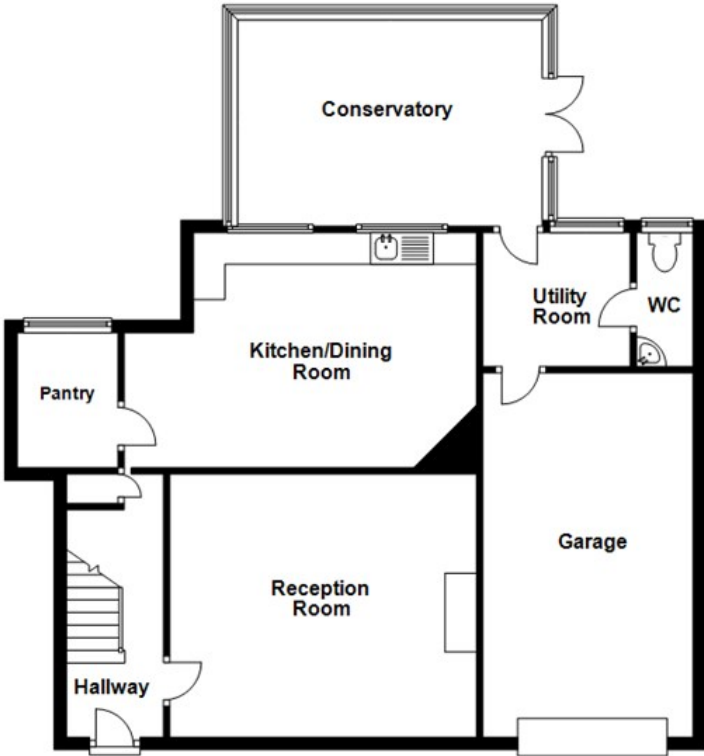
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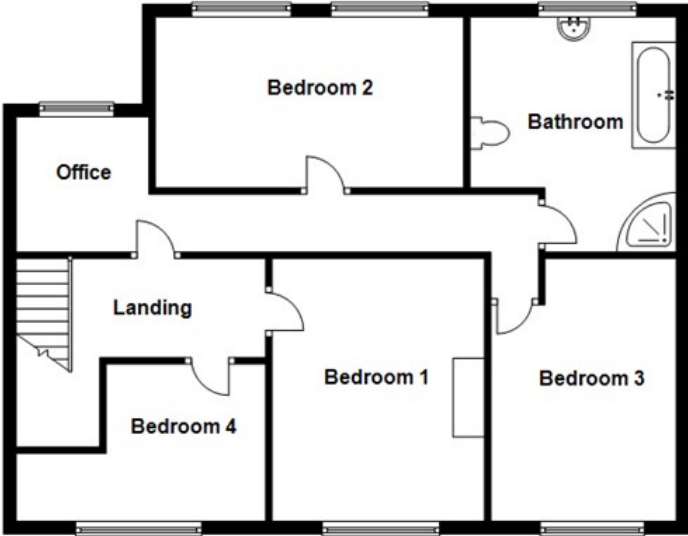




Ground Floor



First Floor



Directions

Please enter the postcode LN11 7RL into your sat nav, when entering Pump Lane, Smithy House will be a little way along on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		45	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

