



# CHOICE PROPERTIES

*Estate Agents*

Haven Corner Main Road,  
Saltfleet, LN11 7SB

£279,950



It is a pleasure for Choice properties to bring to the market the beautiful 'Haven Corner' which is a stunning two bedroom detached bungalow situated within the picturesque village of Saltfleet, just a stones throw away from the Dunes, wildlife reserve and the peaceful beaches. The bungalow further benefits from stylish kitchen/diner, spacious driveway with garage and sits proudly upon attractive wrap around gardens. Viewing is most highly advised.

Offering generously proportioned rooms throughout with a light and airy ambiance, the stylish and immaculately presented accommodation comprises:-

### **Entrance Hall**

Entrance via a wood effect glazed door with window to side aspect, loft access hatch - fully boarded, insulated with retractable ladder and lighting, telephone point.

### **Reception Room**

11'4" x 21'7"

Triple aspect uPVC wood effect windows, open fireplace set into bricked surround with tiled hearth, TV Aerial point, two radiators, pedestrian door to the rear aspect leading into the:-

### **Kitchen/Dining Room**

9'0" x 22'10"

Fitted with the most stylish range of wall and base units which have been recently installed, one and half bowl stainless steel sink unit with drainer and mixer taps, integral 'Beko' cooker with 'Samsung' induction hob and featured extractor hood over, space for freestanding fridge/freezer, plumbing for a washing machine and dishwasher, dining space, tiled splash backs, free standing oil fired combination boiler, wood effect uPVC double glazed window to the rear aspect, radiator.

### **Sun Room**

6'8" x 10'1"

With triple aspect windows, pedestrian door to the side aspect leading into the attractive rear garden.

### **Bedroom 1**

11'4" x 11'3"

Spacious double bedroom with fitted wardrobes, wood effect uPVC window to the front aspect overlooking views of the front garden, radiator.

### **Bedroom 2**

9'0" x 9'10"

Double bedroom over looking beautiful views of the rear garden, wood effect uPVC double glazed window, radiator.

### **Shower Room**

5'8" x 6'11"

Fitted with a three piece suite comprising large corner shower cubicle with mains shower over, wash hand basin with stainless steel mixer taps set into vanity unit, dual flush w.c., wood effect uPVC double glazed window to the rear aspect, fan heater, fitted vanity unit with shelving, radiator.

### **Driveway**

Tarmac driveway providing off road parking for several vehicles, including a caravan/motorhome.

### **Garage**

18'00" x 9'00"

With up and over door, power and lighting, recently fitted roof with 25 year guarantee, pedestrian door to the side aspect.

## **Garden**

The bungalow stands proudly upon beautifully maintained wrap around gardens, with an abundance of established plants, trees and shrubbery throughout. The gardens are neatly laid to lawn throughout and are enclosed with timber fencing to the boundaries. The garage can be accessed via the garden to the rear and separate gates provide access to different sections of garden.

## **Location**

Within the thriving village is a garage/shop, two pubs and a fish and chip shop, with local doctors in the nearby village of North Somercotes, only 2.6 miles away. The Georgian market town of Louth is 11 miles east with three markets a week including a farmers market and a range of independent businesses.

## **Tenure**

Freehold.

## **Council tax band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth.  
LN11 8UP  
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.

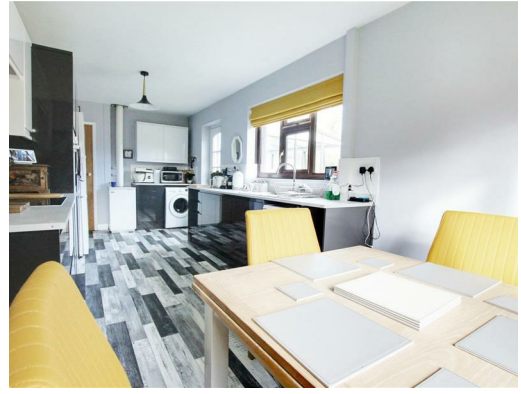
## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

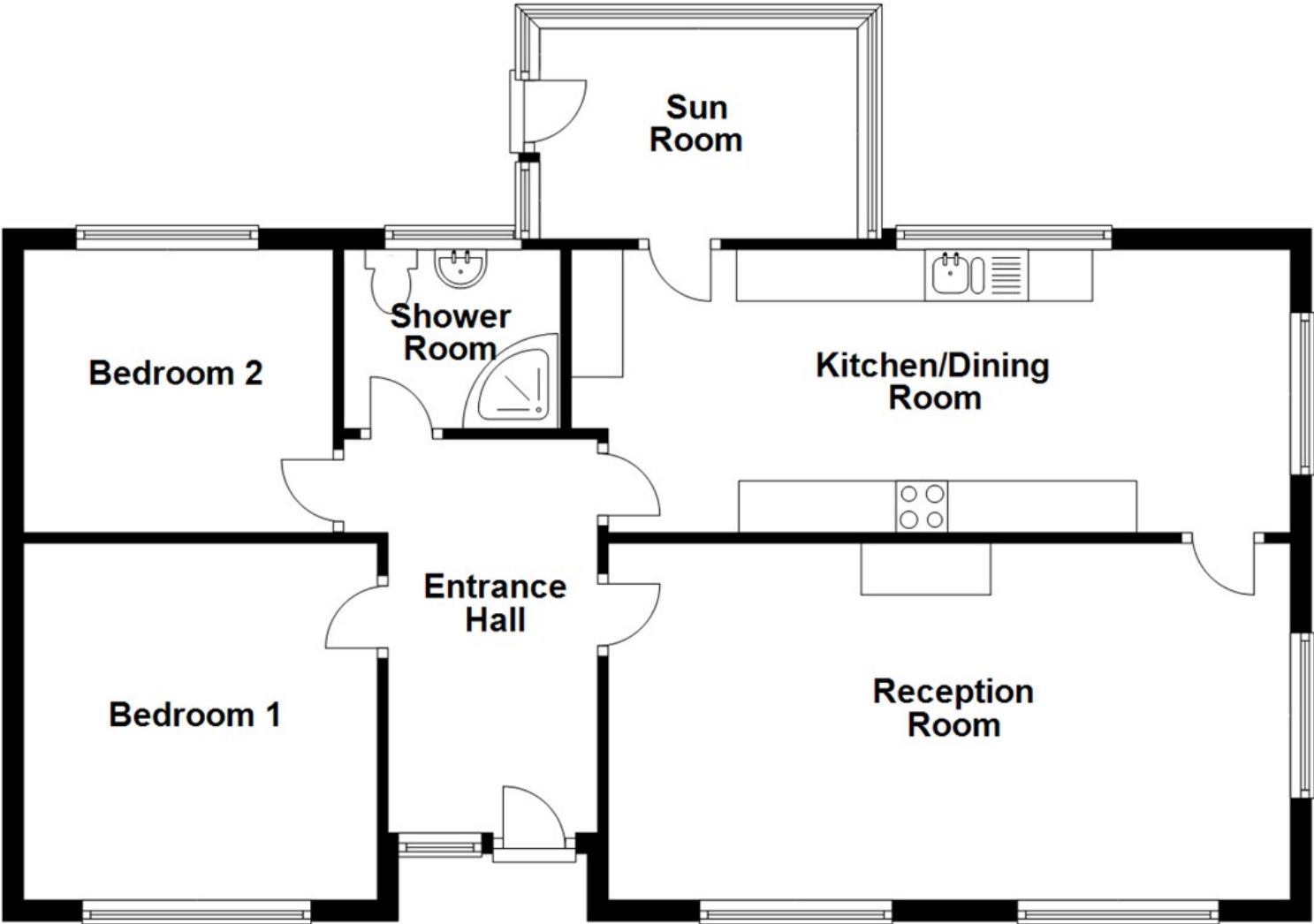
## **Opening hours**

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

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.



**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. Follow the bend around to the right and you will see the pump house located on your right hand side. Haven corner can be found just past this on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			71
(55-68) 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			
(55-68) 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	

