



# CHOICE PROPERTIES

*Estate Agents*

Luan House Main Road,  
Saltfleetby, LN11 7SS

Price £500,000



It is a pleasure for Choice Properties to bring to the market this most remarkable and stylish five bedroom (master with en-suite) detached house with a high specification finish throughout. This stunning family home features several reception rooms, modern open plan living and stands beautifully upon a generous and attractive plot of approximately one third of an acre. Viewing is most highly advised.

Offering generously sized rooms throughout with the most desirable layout, this spacious and abundantly light and bright accommodation comprises:-

#### **Porch**

Entrance door leading to:-

#### **Hallway**

11'11" x 15'11"

Spacious and light entrance hall, solid oak timber flooring, staircase to the first floor, inset spotlights to the ceiling, door to:-

#### **Reception Room**

19'0" x 13'0"

Bay window to the front aspect with featured wooden window blinds, electric feature fireplace set into surround, TV Aerial point.

#### **Open Plan Living room/Dining room**

18'0" x 26'11"

Expansive L-Shaped open living space, log effect stove -( powered by LPG gas) set into featured brick surround with tiled hearth and wooden mantle, TV Aerial point, solid oak timber flooring, ample space for a dining table, French double opening doors leading out into the attractive rear garden.

#### **Kitchen/Breakfast Room**

17'7" x 13'1"

Stylish and spacious kitchen fitted with a range of wall and base units with marble effect work surfaces over, one and a half bowl resin sink unit with drainer and mixer tap, range cooker with featured extractor hood over, central island, integrated dishwasher, inset spotlights to the ceiling, tiled flooring with under floor heating, door to:-

#### **Utility Room**

8'4" x 13'0"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, plumbing for a washing machine, space for a tumble dryer, oil fired central heating boiler with wall mounted programming controls, wall mounted alarm system, built in storage cupboard, tiled flooring, extractor fan, inset spotlights to the ceiling.

#### **WC**

3'2" x 5'8"

Fitted with a modern two piece suite comprising pedestal wash hand basin with mixer tap, w.c, tiled flooring.

#### **Study**

10'8" x 10'8"

Bay window to front aspect with featured wooden window blinds, lovely and bright office space or further sitting room.

#### **Landing**

15'11" x 13'5"

Spacious gallery style landing having solid timber balustrade to the stairs, built in airing cupboard housing the hot water cylinder with storage, wall mounted thermostat controls, inset spot lights to the ceiling.

#### **Bedroom 1**

17'7" x 13'1"

Large master suite with walk through dressing area, built in storage wardrobes, triple aspect windows, inset spot lights to the ceiling.

#### **Dressing Area**

7'10" x 5'2"

Built in wardrobes, door to:-

#### **En-suite Shower Room**

7'10" x 10'6"

Fitted with a modern and stylish three piece suite comprising large walk in shower cubicle with main Waterfall shower over, twin stone wash hand basins with mixer taps and vanity mirrors over, dual flush w.c., chrome heated towel rail, tiled walls and flooring with under floor heating.

#### **Bedroom 2**

12'0" x 13'0"

Spacious double bedroom overlooking the attractive rear garden, large built in wardrobes, loft hatch, door to Jack & Jill en-suite.

#### **Bedroom 3**

11'11" x 13'0"

Spacious double bedroom overlooking views of the front garden, large built in wardrobes, door to:-

#### **Jack and Jill En-suite**

5'9" x 8'9"

Fitted with a modern three piece suite comprising corner shower cubicle with main Waterfall shower over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled walls and flooring, inset spot lights to the ceiling.

#### **Bedroom 4**

11'3" x 13'9"

Spacious double bedroom overlooking views of the front garden, door to:-

#### **Bathroom**

6'7" x 13'9"

Fitted with a three piece suite comprising panelled bath with mixer taps and mains shower attachment over, pedestal wash hand basin with mixer tap, dual flush w.c., featured tiled splash backs, inset spotlights to the ceiling.

#### **Bedroom 5**

10'4" x 7'8"

Double bedroom overlooking views of the rear garden.

#### **Driveway**

Spacious gravelled driveway providing ample parking for vehicles including a caravan/motorhome. Fully illuminated by featured lamp post lighting.

#### **Detached Garage**

20'08" x 14'04"

Larger than average garage with being 1 and a half width. Up and over door, power and lighting. Lending itself to numerous uses.

#### **Gardens**

The property stands proudly upon a beautiful and well tended plot of approximately one third of an acre. The property is fronted by double opening timber gates which lead onto the spacious sweeping gravelled driveway. The front garden is mainly laid to lawn and is privately enclosed with hedging to the front boundary. To the rear of the property you will find the most generously sized garden which is neatly laid to lawn and features timber fencing to the boundaries. A dwarf bricked wall separates the lawned garden from a further spacious patio seating area with impressive timber Gazebo. This is ideal for outdoor entertainment or Alfresco dining. A gate to the side of the house provides access to the front. There is also full CCTV surveillance cameras fitted to the front and rear.

#### **Tenure**

Freehold.

#### **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.

#### **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)

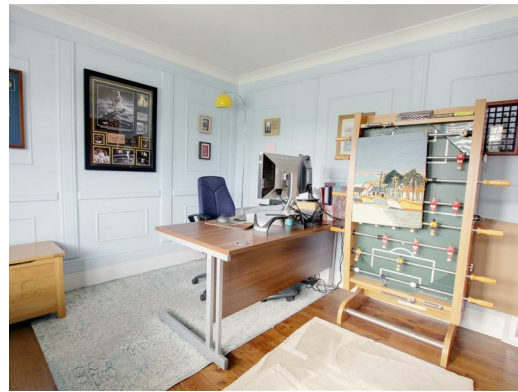
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - F.

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.













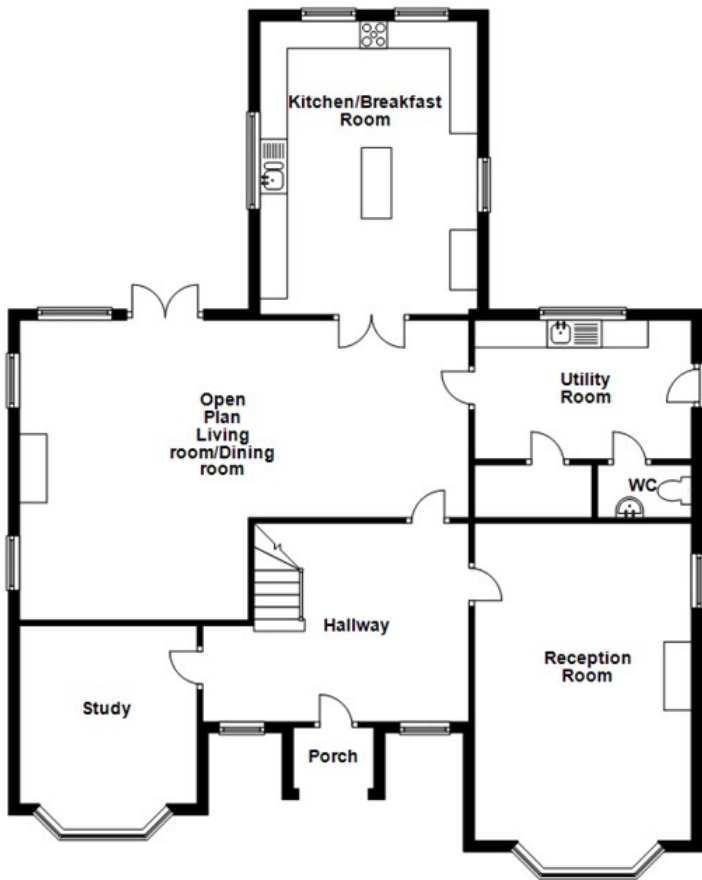




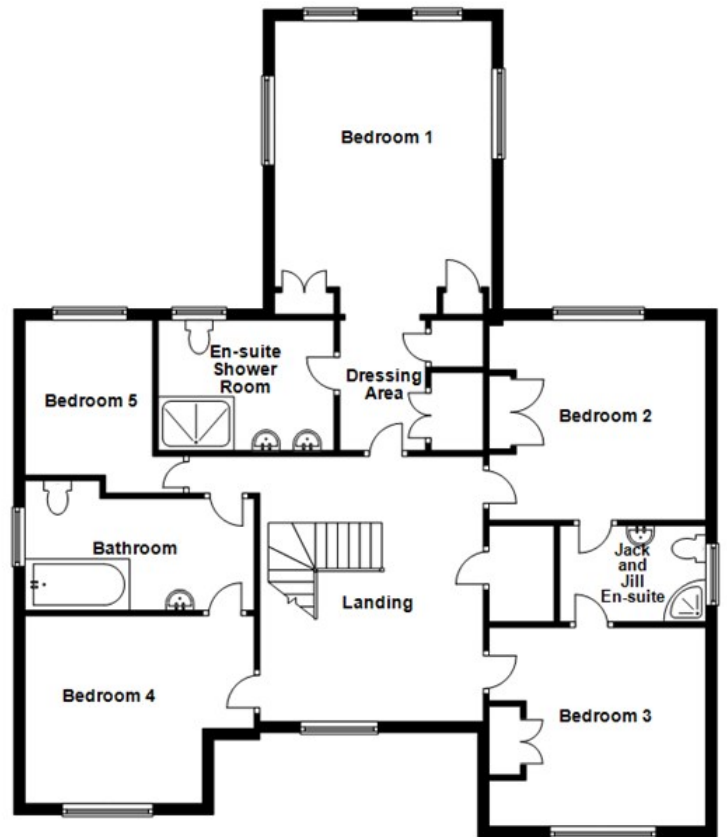




Ground Floor



First Floor



# Directions

Proceed East from Louth on the B1200 and at the roundabout take the first exit towards the coast. Continue on this road then at the traffic lights carry on straight ahead towards the road to Saltfleetby. Upon entering the village following the 'S' bend, Luan House can be found a short distance down on the lefthand side, just before the turning to Ings Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(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	

