



# CHOICE PROPERTIES

*Estate Agents*

Cofton Cottage Rimalac,  
Saltfleetby, LN11 7TS

Price £289,950



It is an absolute pleasure to bring to the market this most immaculately presented two bedroom detached bungalow, standing on a generously sized plot; measuring 0.4 acres (STS) and located on the outskirts of the peaceful village of Saltfleetby. Having been near enough re-built from the ground up in 2023, this most spacious and modern home boasts the highest quality of finishes and overlooks the King Charles III Nature Reserve to the rear. To avoid missing out on the beautiful property, early viewing is most certainly advised.

Operating on an updated borehole water and filtration system and a smart electric heating system throughout with individually controlled 'Electrorad' radiators, this expansive property has had a new roof with new roof trusses, as well as being fully insulated throughout. The abundantly light and bright accommodation comprises:

### **Entrance Porch**

4'4" x 4'11"

Front uPVC door leading into the entrance porch; with laminate flooring and a door to:

### **Open Plan Kitchen/Dining/Reception Room**

15'7" x 28'10"

Comprising the reception room and kitchen area, featuring laminate flooring, double aspect windows to front and rear aspect overlooking the King Charles Nature Reserve, TV aerial, wall and base units with worktop over, one bowl ceramic sink with drainer and 3-way filtered water tap, four ring ceramic hob with stainless steel extractor hood over, electric fan oven, under cupboard lighting, integrated dishwasher, ample space for a dining table, inset spot lighting, integrated fridge/freezer and double opening doors to rear aspect out in to the garden.

### **Hallway**

3'10" x 21'10"

With laminate flooring and providing access to the loft space. Doors to:

### **Plant Room/ Utility Area**

10'9" x 5'3"

Housing the wall mounted consumer unit, hot water system and water filtration system and fitted with double opening 'French' doors to the rear garden, inset spot lighting, LVT flooring and plumbing for a washing machine.

### **Bedroom 1**

11'5" x 11'10"

Spacious double bedroom with a TV aerial.

### **Bedroom 2**

11'5" x 9'8"

Double bedroom with a TV aerial.

### **Bathroom**

13'3" x 8'1"

Fitted with a stylish four piece suite comprising a panelled bath tub with mixer tap, walk in shower cubicle with double mains fed shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, mermaid boarded splashbacks, 'Addvent' extractor fan, LVT flooring, inset spot lighting and an anti-mist LED mirror. The high quality finish also features brushed brass fittings for the hand wash basin, shower and bath.

### **Garden and Driveway**

The property sits on a sizeable plot measuring approximately 0.4 acres (STS). The property is fronted by double opening front gates and a side pedestrian gate, enclosed a large frontage with an expansive gravelled driveway providing off road parking for several vehicles. The front garden is laid to lawn and further features an outbuilding for storage and this is also where the septic tank is located. To the rear of the property you will find a garden again, laid to lawn with open views to the rear over the King Charles III Rimac Nature Reserve.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

### **Opening hours**

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

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

### **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.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

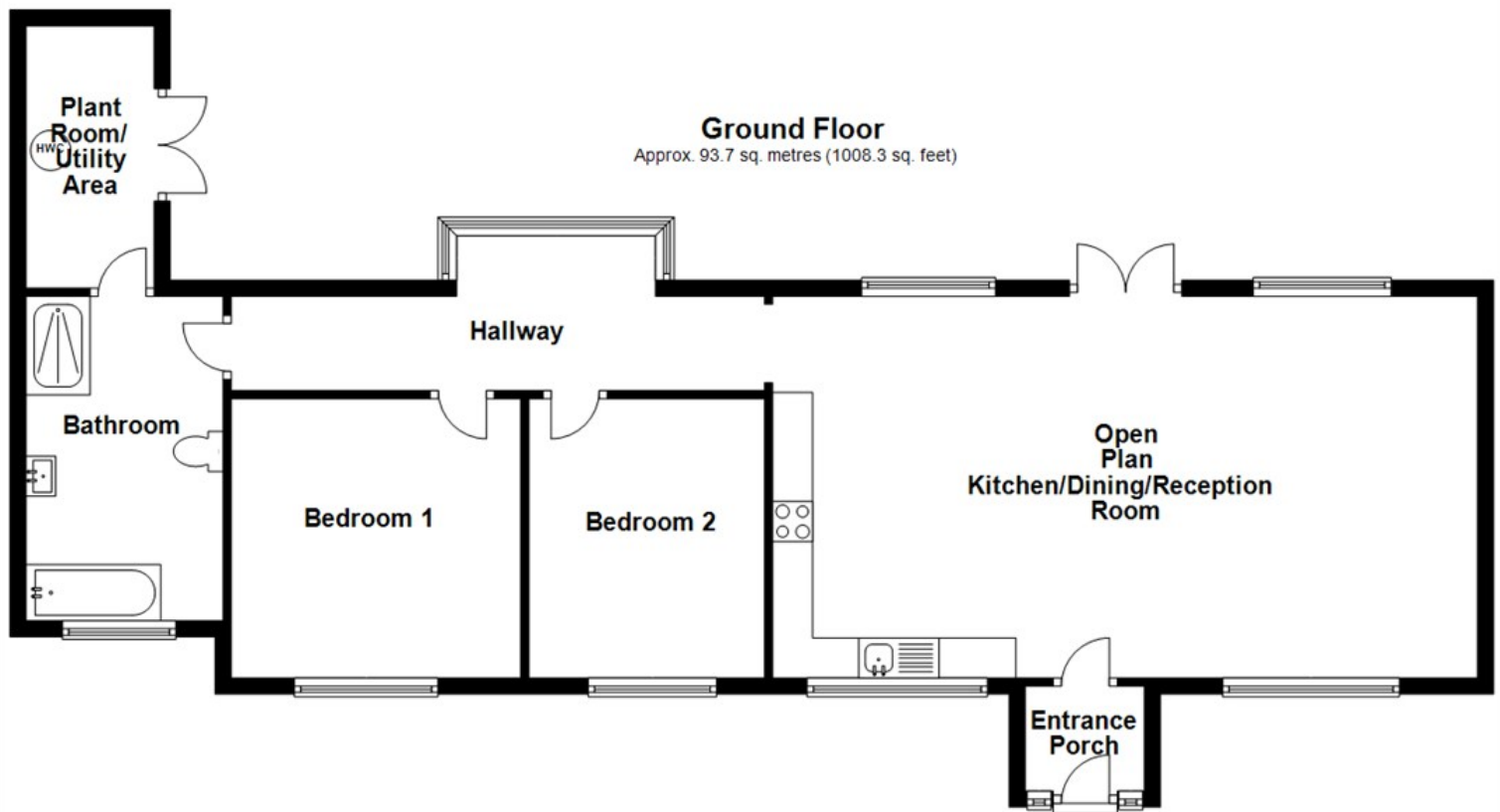
Tel. No. 01507 601 111

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 - TBC.

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**  
Approx. 93.7 sq. metres (1008.3 sq. feet)

Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

# Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn left onto the High Street (A52). Head out of town then turn right onto Theddlethorpe Road (A1031) then carry on along this road through Theddlethorpe village towards Saltfleetby. Rimatec can be found on your right hand side on a bend and Cofton Cottage is located off a private track.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(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	

