



# CHOICE PROPERTIES

*Estate Agents*

Sunnybank Main Road,  
Saltfleet, LN11 7RZ

Price £420,000



Welcome to this charming detached cottage located on Main Road in the picturesque seaside village of Saltfleet, Louth. This property boasts four reception rooms, offering ample space for entertaining guests or simply relaxing with your family. With five bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

Step outside into the private gardens and enjoy the tranquillity and beauty that surrounds this well-maintained home. Whether you have a green thumb or simply enjoy outdoor gatherings, the gardens offer a peaceful retreat from the hustle and bustle of everyday life.

Don't miss out on the opportunity to own this wonderful property that combines the charm of a cottage with the convenience of modern living. Book a viewing today and start envisioning the life you could create in this lovely home.

With the advantage of Oil Fired Central Heating and UPVC Double Glazing to most windows the spacious internal accommodation consists of:-

### **Entrance Hall**

With UPVC Front Door. Radiator. Power points. Staircase to Landing.

### **Reception Room**

17'7" x 10'9"

Feature fireplace housing log burner with tiled hearth. Fitted storage cupboard. Radiator. Power points.

### **Study**

10'6" x 12'0"

Attractive Victorian style open fire set in pretty surround with tiled hearth. Bookshelves set in the alcoves either side of the fireplace. Radiator. Power points.

### **Kitchen/Diner**

11'1" x 8'8"

With cream shaker style wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Space for range cooker. Open plan eating area with island and cupboards under.

Radiator. Power points.

### **Utility Room**

7'10" x 11'1"

Base units with work surfaces over. Butler sink with mixer tap. Plumbing for automatic washing machine. Power points.

### **Side Entrance Hall**

With side access door to the outside. Radiator. Tiled floor. Doors to Dining Room and Kitchen.

### **Dining Room**

9'8" x 22'0"

Radiator. Power points. UPVC Double opening doors to the patio area

### **Sitting Room**

13'0" x 13'0"

Radiator. Power points.

### **Landing**

With door to large walk in storage room. 2 Radiators. Power points. Smoke alarm. Loft access to the roof space.

### **Master Bedroom**

13'5" x 23'5"

2 Radiators. Power points. Double opening glass doors to:-

### **Dressing Area**

6'7" x 7'10"

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

Large walk in shower. Low level flush w.c. Twin pedestal wash hand basin. Half panelled walls.

### **Bedroom 2**

14'8" x 8'11"

Radiator. Power points.

### **Bedroom 3**

10'6" x 11'1"

Radiator. Power points.

### **Storage**

With ample space for storage, extra dressing room, etc.

### **Bedroom 4**

10'6" x 8'5"

Radiator. Power points. Opening to:-

## **Dressing Area**

13'5" x 4'5"

## **Bedroom 5**

10'6" x 7'6"

Radiator. Power points.

## **Bathroom**

With roll top bath with claw feet. Low level flush w.c. Large corner shower cubicle. Pedestal wash hand basin. Half panel boarded walls. Radiator.

## **Driveway**

With ample parking space.

## **Garage**

Up and over door.

## **Garden**

To the front of the property a gate leads you into the front and side garden with well tended lawns. A good sized driveway to the side of the property gives access to the garage and rear gardens. Steps from the garage area lead down on to a pleasant patio area which extends to the rear to a large walled attractive entertaining and dining area, ideal for those long summer days and evenings. Feature steps leads up to the large raised lawned garden.

## **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

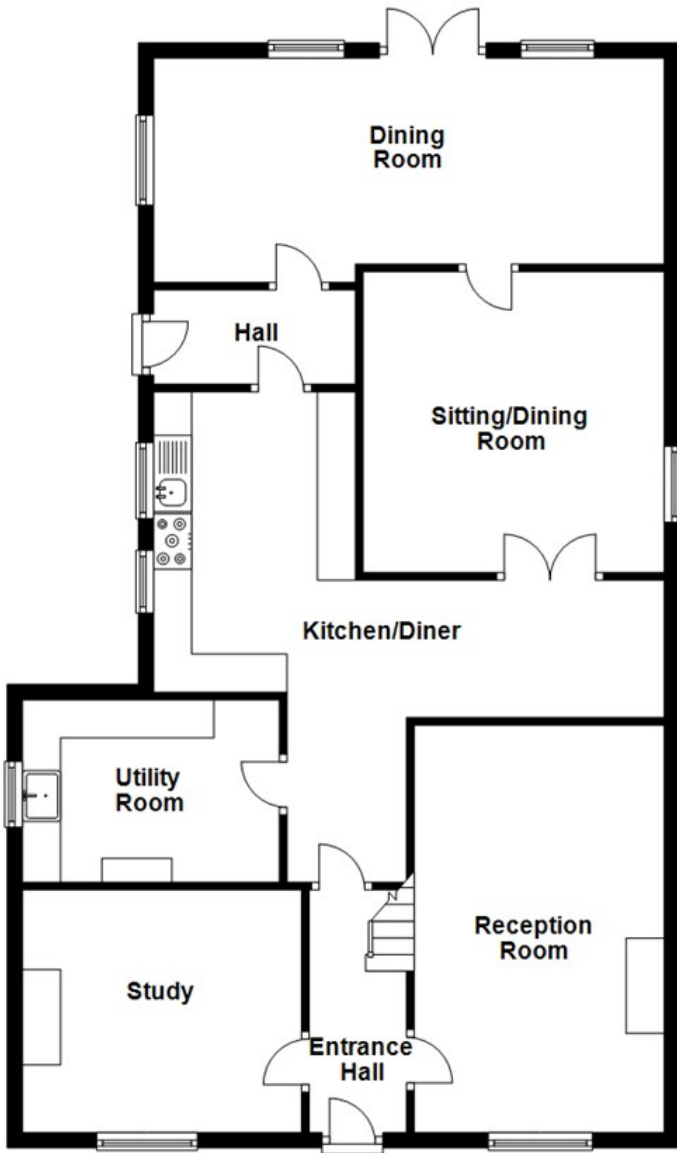
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

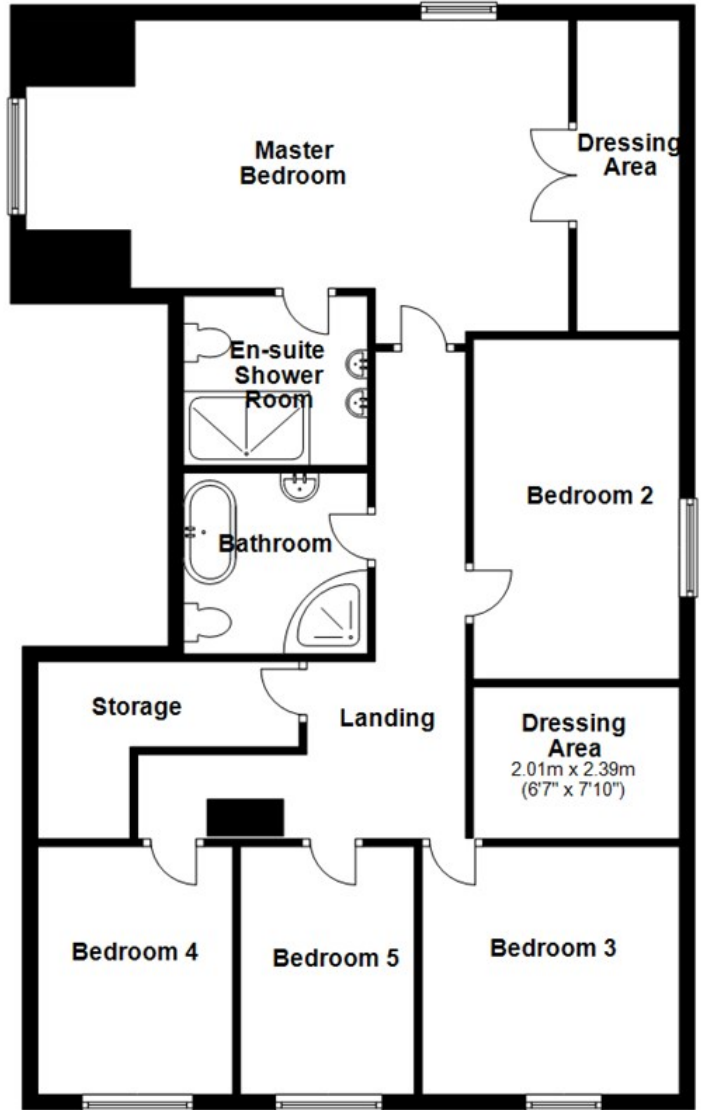
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Ground Floor



First Floor



# Directions

Please enter the postcode LN11 7RZ into your Sat Nav for directions, as you pass through the village from the direction of Mablethorpe, the property will be on your right 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			
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	

