



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Mill View Pump Lane Saltfleet LN11 7RL

**Offers in the Region Of  
£285,000**

Located on this quiet Lane, within the well serviced coastal village of Saltfleet, known for its sandy beach and the old port of Saltfleet Haven. Mill View is a modern THREE DOUBLE BEDROOMED detached house, which offers spacious living spaces, large rear garden and stunning open views to the rear. The sellers are motivated to sell and are looking at purchasing a property with no forward chain. Welcoming entrance hall, ground floor cloakroom/wc, spacious lounge, dining kitchen, fitted with a bespoke oak kitchen and utility off. Galleried Landing to the first floor, large master bedroom with ensuite and two double bedrooms with family bathroom, perfect as a family home. Ample parking to the side with a detached garage. A secure rear garden is private with a patio terrace and summerhouse, with stunning views over open countryside.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

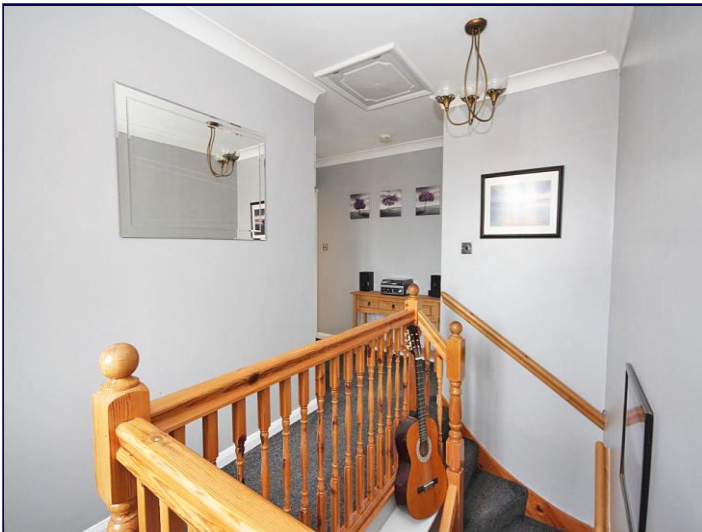
info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Location

Saltfleet is a popular and easily accessible coastal village, close to the nearby Lincolnshire Wold market town of Louth and the popular seaside town of Mablethorpe, both only 8-10 miles away and offering a full range of services. The village itself is well serviced having two public houses, The New Inn, which dates back to 17th century and The Crown Inn, which is over 200 years old. Also in the village a Convenience store, petrol station and fish and chip shop. Large playfields and playground. A bus service. The main reason for choosing Saltfleet is of course its sandy beaches, fabulous walks across the nature reserves and Saltfleet Haven, with its boat club. Donna Nook nature reserve is also a short distance away, where in winter, there is a large breeding colony of grey seals.

### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and Parquet flooring. Balustrade staircase to the first floor.

### Cloakroom

The Cloakroom has coving to the ceiling, Parquet flooring, tiled walls, a radiator and a WC and vanity basin.

### Lounge

19' 11" x 13' 0" (6.07m x 3.96m)

The spacious lounge has a window to the front elevation, French doors with a window either side opening out to the patio terrace. Coving to the ceiling, a radiator and Oak flooring. The main focal point is a fabulous log burner.

### Dining Kitchen

19' 11" x 11' 11" (6.08m x 3.63m)

Open plan with a dining area enjoying views over garden having French doors, radiator and LVT flooring. A beautiful solid Oak fitted kitchen with contrasting marble work surfaces incorporating, a Belfast sink, dishwasher

### Utility room

7' 9" x 6' 6" (2.36m x 1.97m)

A good sized utility room has a door to the rear elevation, LVT flooring, a sink and drainer and plumbing for a washing machine.

### First Floor Landing

A gallery landing with a window to the front elevation, access to the loft, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom One

9' 9" x 15' 9" (2.98m x 4.80m)

Bedroom one is the master bedroom having a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

### En-suite

4' 5" x 7' 5" (1.35m x 2.27m)

The en-suite has an opaque window to the rear elevation, fully tiled walls, a heated towel radiator and a tiled floor. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

### Bedroom Two

11' 7" x 12' 10" (3.54m x 3.91m)

Bedroom two is a double and has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Three

9' 9" x 11' 11" (2.96m x 3.62m)

Bedroom three is a double and has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Family Bathroom

7' 10" x 8' 0" (2.39m x 2.45m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and tiled floor. There is also a modern suite with a WC, vanity basin and a P shaped bath with a mains shower.

### Garage

The garage has an up and over door, door to the side and electrics.

### Outside

The front has a small garden space and also to the side which houses the Oil tank. A side driveway offers off road parking and a gate opens to reveal further parking and access to the rear garden and the garage.

The rear garden is large, with a high degree of privacy and overlooks meadow land/open countryside to the rear and is a lovely tranquil setting with a large lawn, perimeter fencing and a large patio area ideal for alfresco dining, together with a newly installed large summer house.

### Tenure

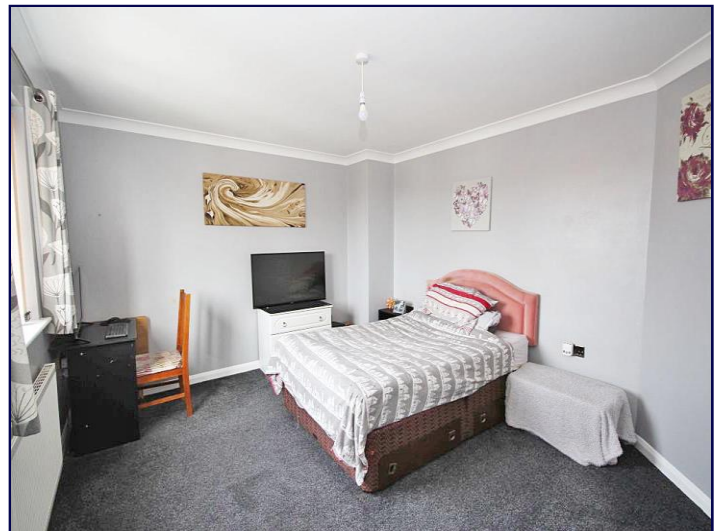
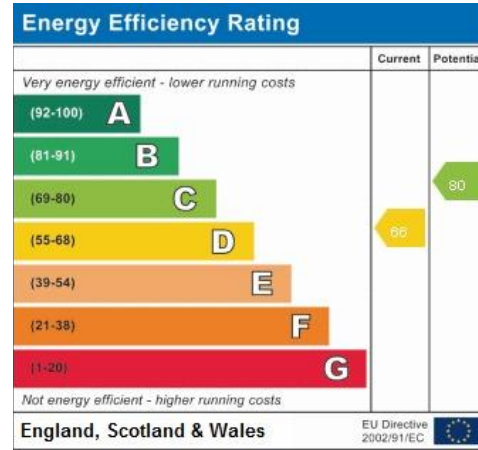
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

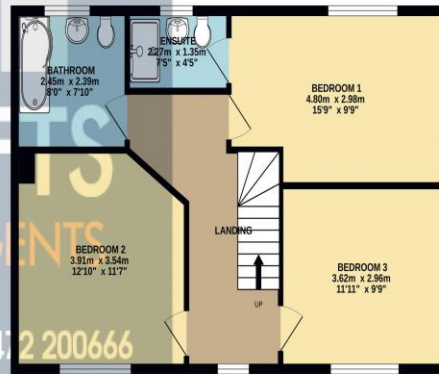




GROUND FLOOR  
57.5 sq.m. (619 sq.ft.) approx.



1ST FLOOR  
57.9 sq.m. (623 sq.ft.) approx.



CROFTS  
ESTATE AGENTS  
CLOTHOPES: 01462 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

TOTAL FLOOR AREA: 115.3 sq.m. (1242 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.