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CLEETHORPES
01472 200666

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



**Jacklin Drive
Saltfleet
LN11 7UJ**

£315,000

This superbly presented modern three bedroom detached bungalow is on the market with NO FORWARD CHAIN. Deceptively large, the single storey dwelling offers flexible living accommodation to suit all needs. With an impressive three reception rooms and three double bedrooms. As well as the reception rooms the property boasts most pre-requisites you would expect from a modern built like spacious kitchen breakfast room, utility room, master en suite and large family bathroom. Outside the property also offers off road parking and integral single garage with electric door plus neat frontage and superbly landscaped rear gardens with an impressive four different seating areas nestled amongst blue slate, gravel and well stocked soil beds. The south facing rear also offer service area and timber summer house.

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



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 served having two public houses, The New Inn, which dates back to 17th century and The Crown Inn, which is over 200 years old. Also 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.

Dining Hall

12' 6" x 13' 5" (3.82m x 4.09m)

Entered through uPVC frosted front door with uPVC window the entrance because of its vast size has been cleverly adapted to be used as a dining hall. The room has more than enough space for a table and chairs for up to six people with other furniture in the room too. The room has two covered radiators, pendant light, beige carpet and cream decor to coving and dado rail.

Lounge

15' 3" x 16' 7" (4.66m x 5.06m)

A stunning spacious lounge has uPVC bay window and second window with vertical blinds, cream and teal decor, cream carpet, coving, picture and dado rail. The room has two radiators with covers, two wall lights, pendant light and Roman style fireplace with electric fire.

Kitchen Breakfast room

15' 6" x 15' 5" (4.73m x 4.70m)

A beautiful big kitchen breakfast room which has a generous range of cream wall and base units with grey work top over and sunken black one and a half sink over plus matching island unit with four seats. There is an integral eyeline microwave and oven grill, low level fridge, electric hob with contemporary black extractor over, cream tiled splash backs, cream decor, radiator with cover, uPVC window with blinds and uPVC frosted door to the back, laminate floor, grey blue decor, three pendant lights and six down lights.

Conservatory

9' 7" x 14' 8" (2.92m x 4.47m)

A large conservatory extension has brick base, uPVC windows and French doors, vertical blinds, radiator, laminate floor, fan light and frosted roof.

Utility room

5' 2" x 10' 8" (1.57m x 3.25m)

The utility has built in units with grey work top and sink drainer over, cream tiled splash backs, space for washing machine, dryer and dishwasher, uPVC window and blind to the rear, extractor, laminate floor, four way light and radiator.

Bedroom One

13' 0" x 12' 8" (3.97m x 3.86m)

A large main bedroom has a generous range of built in and free standing matching storage units and wardrobes, uPVC window to the rear with vertical blinds cream carpet

En suite

3' 1" x 9' 4" (0.95m x 2.84m)

The en suite has large shower, cream colour matching sink and WC, cream stone effect tiled floor and walls, frosted uPVC and blind to the side, radiator, three way light and extractor.

Bedroom Two

9' 9" x 12' 6" (2.97m x 3.82m)

A good sized double bedroom has a range of fitted units and wardrobes, cream decor, beige carpet, pendant light, radiator and uPVC window to the front with vertical blinds.

Bedroom Three

12' 8" x 10' 10" (3.86m x 3.29m)

A beautifully presented room that could be a bedroom or in its current sun room use. The room has stylishly toned decor with coving, picture rail and dado, there are uPVC French doors to the rear garden, radiator with cover, oak laminate and pendant light.

Family Bathroom

5' 10" x 12' 8" (1.78m x 3.87m)

The family bathroom has a cream four piece bathroom suite with cream tiled walls, blue/grey decor, uPVC frosted window and blind, picture rail and coving, five down lights, extractor, storage cupboard and a cream tiled floor.

Integral garage

18' 8" x 10' 9" (5.70m x 3.28m)

A good sized integral garage has electric Garador roller door to the front, integral door to the utility room, power and light with some built in shelving.

Front garden

The front is smartly presented with open front concrete drive to garage for one car, well maintained lawn garden with graveled beds housing mature planting with low wall and fence to the boundaries on either side and the front. A slab path leads to the front door.

Rear garden

A superbly landscaped south facing rear garden has no less than four separate seating areas across the the back with a lower slab dining area, raised sandstone lounging area, a cute love seat under a pagoda and slab patio area by the summer house, all landscaped amongst gravel soil and blue slate beds with potted and planted shrubs and bushes. The garden has a secure 6' plus fence to the perimeter with gate to the side and front, a discreetly hid bin and oil tank store and separate service area screened by trellis to one side behind the summer house.

Tenure

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

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

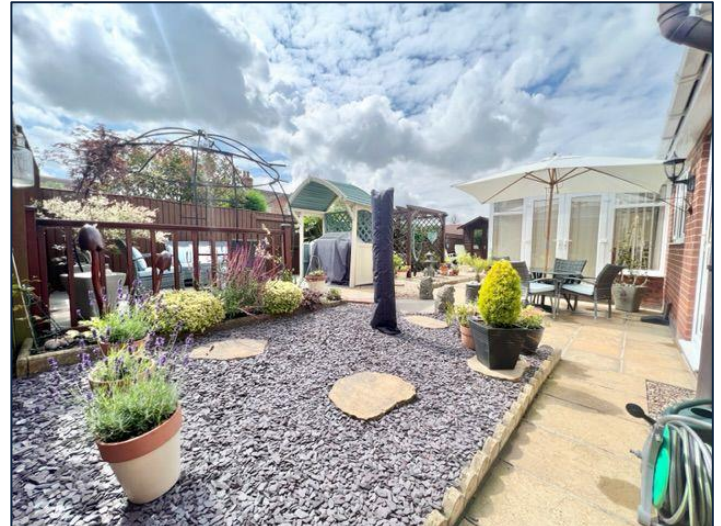
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



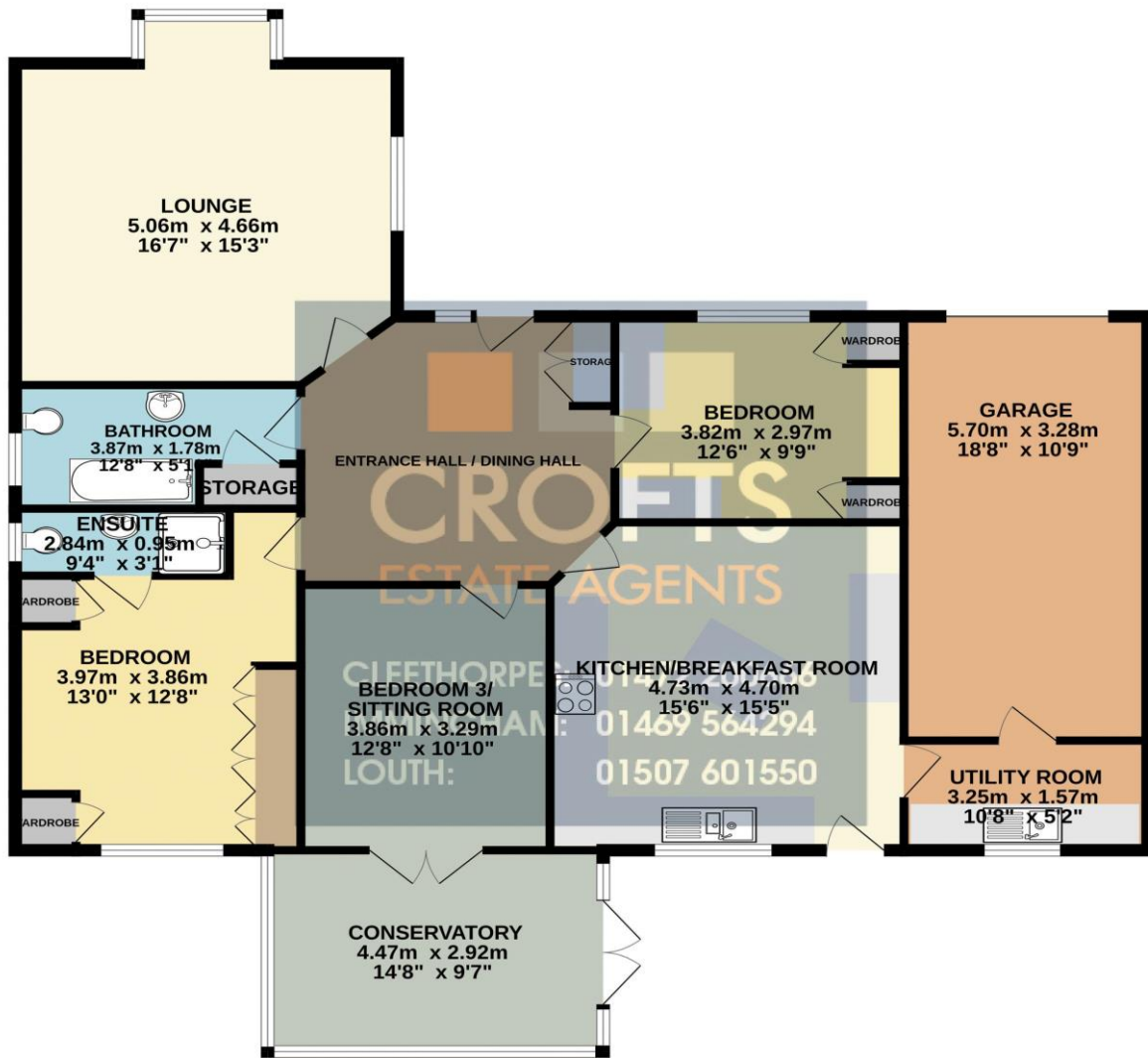




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
149.3 sq.m. (1607 sq.ft.) approx.



TOTAL FLOOR AREA : 149.3 sq.m. (1607 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.
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