



# CROFTS ESTATE AGENTS

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## Church Lane Saltfleetby All Saints LN11 7TU

**Guide Price £425,000**

Enjoying a desirable plot of a third of an acre with views over open countryside and of All Saints village Church, the property is located close to the Lincolnshire coast and within easy access of the historic and well serviced market town of Louth, with its well regarded King Edward Grammar School. This lovely family home boasts spacious living with a modern finish in equal measure, with viewings highly advised. An internal viewing will reveal delightful sun room, a large lounge, spacious dining room, study, cloakroom/WC, fitted breakfast kitchen, utility, landing, four great sized double bedrooms, modern shower room and bathroom. There is also an integral double garage, dual stable block, green house and kennel. The property also benefits from uPVC double glazing and oil central heating. The property has an abundance of off road parking.

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### Location

The property stands in the rural village of Saltfleetby. The village was for many years named as three areas of Saltfleetby according to the respective parish churches, being approximately 9 miles from the historic market town of Louth.

Louth is a bustling market town with shops, cafes, restaurants, three main supermarkets, schools and academies including the King Edward VI Grammar school, and a wealth of recreational facilities such as cinema, theatre, sports centres, swimming pool, golf course, bowls and tennis academy.

The rural area is popular with equestrians and day passes can be acquired to ride on the nearby beaches or there are miles of green lanes and bridleways. Just a very short distance to the east of property is the popular Lincolnshire coastline and at the nearest point this has direct access to miles of nature reserve and walks along the sand dunes/sea. Mablethorpe is the nearest coastal town being 7 miles away and again is well serviced, including a new Tesco and leisure centre.

### Sun Room

20' 0" x 9' 7" (6.09m x 2.93m)

A delightful sun room overlooking the gardens, enjoying a triple aspect, French doors to the side, a door to the front, two radiators and vinyl flooring.

### Lounge

13' 3" x 23' 5" (4.03m x 7.15m)

The very spacious lounge has dual aspect windows to the front and side, coving to the ceiling, two radiators and a carpeted floor. There is also a log burner.

### Dining Room

11' 0" x 20' 5" (3.36m x 6.22m)

The formal dining room is again spacious and has a windows to the rear and side, coving to the ceiling, two radiators and a carpeted floor. There is also a log burner.

### Study

3' 5" x 10' 11" (1.05m x 3.32m)

Off the dining room, with coving to the ceiling and a carpeted floor.

### Hall

With access to the under stairs cupboard, coving to the ceiling and a carpeted floor.

### Cloakroom

2' 8" x 5' 6" (0.82m x 1.68m)

The WC has an opaque window to the side and a WC with an inset basin.

**Kitchen/Breakfast Room**

21' 7" x 9' 1" (6.57m x 2.77m)

With dual aspect windows to both sides, a door to the side, coving to the ceiling, two radiators and vinyl flooring. There is also a range of fitted units with plenty of counter space, a breakfast bar, one and a half sink and drainer and the counter tops are solid Oak.

**Utility room**

2' 4" x 9' 10" (0.71m x 3.00m)

With a door to the garage, plumbing for a washing machine and vinyl flooring.

**Double Garage**

18' 6" x 21' 4" (5.65m x 6.49m)

Off the utility, with an electric roller shutter door. windows to the rear and side, a door to the front, two radiators and a carpeted floor. There is also a one and a half sink and drainer and fitted units. This could also be used in many other ways including adapting to an annexe due to what is already fitted.

**First Floor Landing**

With a window to the side, coving to the ceiling, two radiators and a carpeted floor.

**Bedroom One**

11' 0" x 11' 0" (3.36m x 3.35m)

Bedroom one has windows to the side and rear, coving to the ceiling, a radiator and a carpeted floor.

**Bedroom Two**

10' 11" x 11' 7" (3.34m x 3.52m)

Bedroom two has windows to the front and side, coving to the ceiling, a radiator and a carpeted floor.

**Shower Room**

8' 8" x 11' 0" (2.63m x 3.35m)

The shower room has an opaque window to the front elevation, a heated towel rail, laminate flooring and a modern fitted suite with a WC, vanity basin, fitted storage and a shower cubicle. There is also a built in cupboard.

**Bedroom Three**

11' 0" x 8' 5" (3.36m x 2.57m)

Currently used as a dressing room, this could easily be put back into a bedroom and has a window to the rear, coving to the ceiling, a radiator and a carpeted floor. There is also access to the airing cupboard.

**Bedroom Four**

9' 5" x 9' 1" (2.88m x 2.77m)

Bedroom four has a window to the side, coving to the ceiling, a radiator and a carpeted floor.

**Bathroom**

7' 10" x 6' 0" (2.40m x 1.82m)

The bathroom has two opaque windows to the side, access to the loft, a heated towel rail and vinyl flooring. There is also a WC, basin and bath.

**Outside**

To the front there is an abundance of off road parking which continues round to the rear. There is also a dual stable block to the rear with electrics and a private courtyard garden area. The main garden area is to the side and what an area it is, a vast patio area ideal for alfresco dining, raised flower beds within sleepers, a variety of established shrubs and a large Willow tree which looks much smaller due to the large area of the lawn it resides in. There is also a greenhouse, kennel with storage and an area to grow your own vegetables and fruit.

**Tenure**

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

**Viewings**

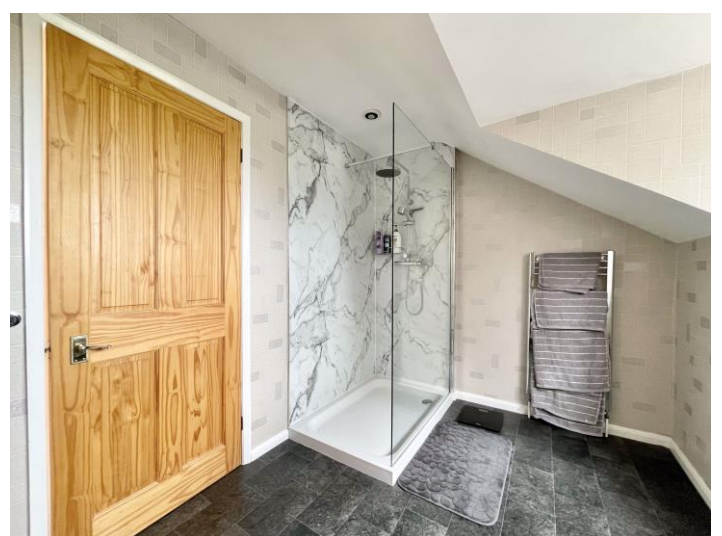
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

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

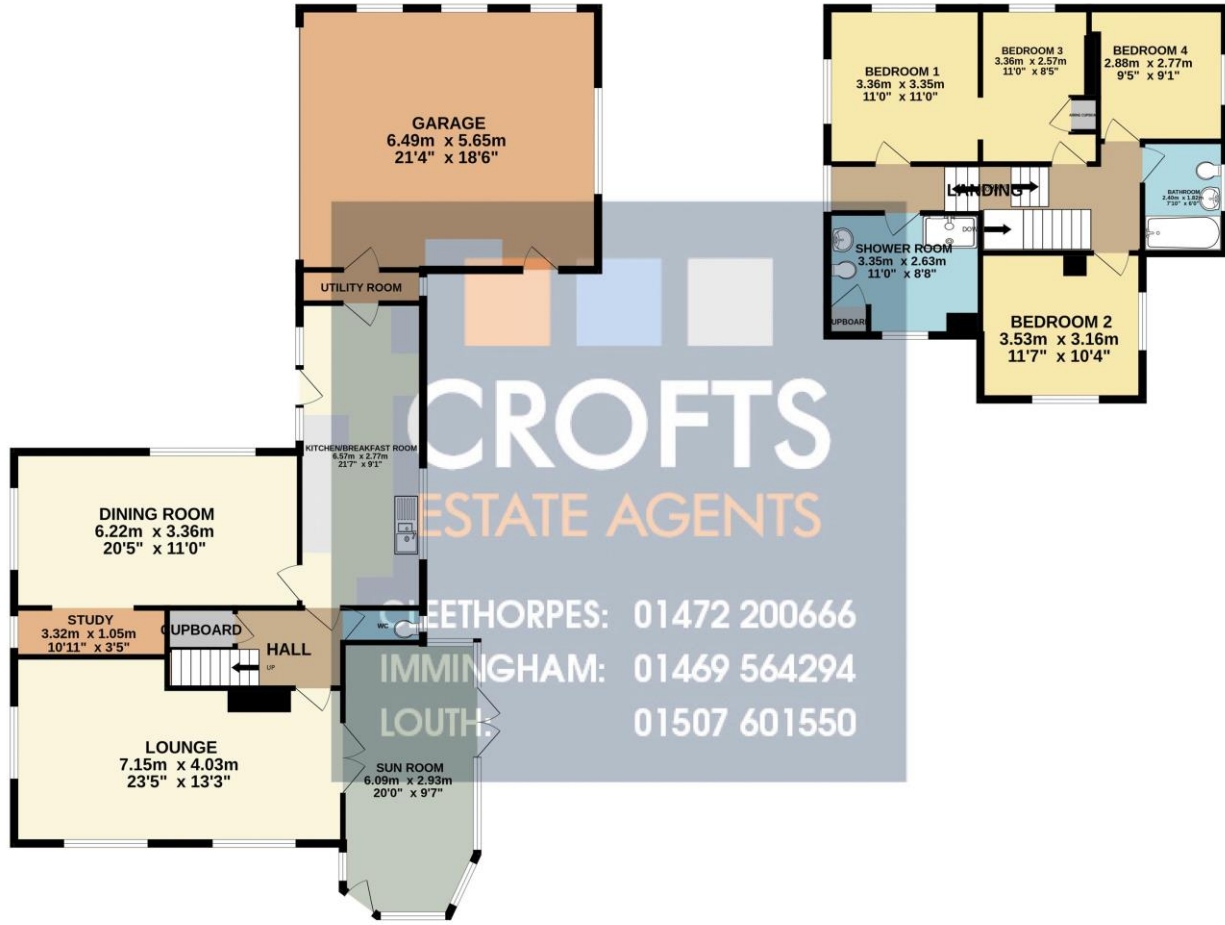






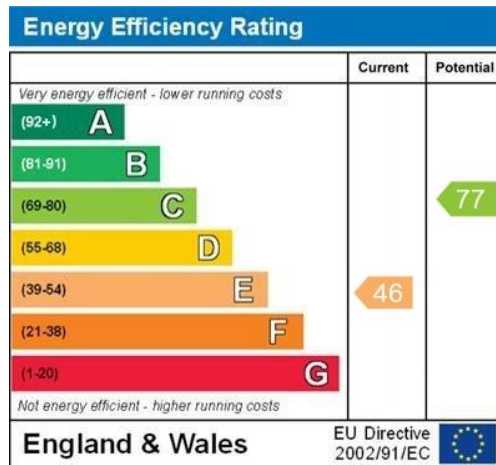
GROUND FLOOR  
130.7 sq.m. (1407 sq.ft.) approx.

1ST FLOOR  
61.9 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 192.6 sq.m. (2073 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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