



Mill View, Pump Lane,  
Saltfleet, LN11 7RL

**MASONS**

EST. 1850

A superbly presented and spacious modern home set down a quiet lane within the popular coastal village of Saltfleet. This lovely family house benefits well planned high quality accommodation with 3 double bedrooms, en-suite to the master and bathroom. To the ground floor a superb full length lounge with log burner, kitchen diner with oak and granite fittings, utility room and cloaks.

Outside the property enjoys a superb south facing garden which overlooks open paddocks, with the added benefit of long driveway parking to detached garage plus an excellent recently built summerhouse ideal for a variety of uses. All positioned a short walk to the beach and close to nearby amenities.



### Directions

Proceed away from Louth on the Legbourne Road and continue to the roundabout at the start of the Louth bypass and take the first exit. Follow the B1200 road carrying straight on at the traffic lights in Manby and then for several miles through the village of Saltfleetby to the eventual T-junction with the A1031. Turn left here and follow the road into the village of Saltfleet. A short distance past The New Inn on the right side, look for the left turning into Pump Lane, take the turning and proceed until the property is found on the left.



### Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

### Entrance Hall

Having timber-framed canopy above the door providing shelter, through the black part-glazed composite door with leaded windows to the spacious and well-presented hallway with grey painted walls and smart oak-effect Karndean flooring with feature border to perimeter. Staircase leading to first floor with timber banister and spindles. Solid oak four-panel doors





into main principal rooms, smoke alarm to ceiling, door into:

#### Cloaks WC

Having fully tiled walls in attractive marble finish, low-level WC and vanity unit with cupboard and wash basin above. Narrow plank oak-effect flooring with extractor fan to ceiling.

#### Kitchen/Diner

A superbly fitted out room being the heart of the family home, having a hand-made oak kitchen with solid oak doors and chrome handles comprising a good range of base and wall units with drawers and cupboards. Smart black granite work surfaces and matching splashbacks with inset Belfast sink with chrome mono mixer tap and cut draining grooves to side. One socket to side having USB charging ports. Indesit full size dishwasher finished in black, full size black Rangemaster Classic Deluxe 90 cooker with multiple ovens, powered by electric and having five-ring hob with matching Rangemaster black chimney hood extractor above.



Large American style LG fridge freezer with ice dispenser also available by separate negotiation. The room then opens out into the large, spacious dining area having double patio doors opening into the south-facing rear garden, decorated in attractive colours with wallpaper covering to one side. Smart, grey oak-effect Karndean flooring. To one side is a useful understairs storage cupboard with a door leading through to:

#### Utility Room

A further range of hand-made, solid oak base and wall units with black granite laminated work surface, single bowl stainless steel sink, space and plumbing provided for washing machine and tumble dryer. Black Metro style tiling to splashback. Continuation of grey oak flooring and also housing the Worcester oil-fired central heating boiler. Grey painted walls with extractor fan to one side and having a part-glazed composite door leading into the garden.

#### Lounge

A superb bright and airy room, surprisingly spacious with dual aspect window to the front and patio doors





leading into rear garden. Feature chimney breast with a multi-fuel burner inset having tiled hearth, brick inset surround and solid oak mantelpiece - an excellent centre point and creating a cosy atmosphere of a winter's evening. Grey painted walls and oak-effect Karndean flooring.

#### First Floor Landing

Having luxury carpet, grey painted walls, timber banister and hand rail, window to front with fitted blind. Loft hatch providing access to the roof space which is boarded for storage. Smoke alarm to ceiling.

#### Master Bedroom

A very generously proportioned room having a range of mirrored wardrobes to one side with cupboards, drawers and high-level storage. Window overlooking the rear having superb view of open paddock beyond. Fitted blinds, carpeted floor and feature navy wall to one side. Door leading through to:



### En Suite Shower Room

A modern fitted suite consisting of walk-in shower with thermostatic mixer and attachment, fully tiled walls with attractive marble finish, vanity unit with wash hand basin above with fitted illuminated mirror and extractor fan over. Low-level WC, frosted glass window to rear, chrome heated towel rail and contrasting large-scale tiles to floor.



### Bedroom 2

A further very generous double bedroom having large space to side for wardrobes if required. Grey painted walls and carpeted floors, window overlooking the front with fitted blinds.

### Bedroom 3

A final double bedroom at the front with carpeted floor and well presented decoration, blind to window.

### Family Bathroom

A spacious room having P-shaped shower bath with curved shower screen, thermostatic mixer and hand attachment. Vanity unit with cupboard and wash hand basin above, low-level WC. Fully tiled



walls in smart grey finish with chrome border trims. Chrome heated towel rail and grey tiling to floor. Extractor fan to ceiling, frosted glass window to rear.

#### Outside

Front garden having brick front boundary wall with sides made up with a mixture of fencing and hedge. Area of lawn to the side and pathway leading to front door. Low-maintenance shingle with a range of mature plants and bushes, concrete driveway leading down the side of the property providing parking for three or more vehicles with steel gate halfway down providing privacy. Outside tap and lighting to front.





### Garage

Being of brick blockwork construction with pitched roof, complementary in style to the main dwelling. Up and over door into the spacious, longer than average garage with window to rear and further pedestrian uPVC door to the side. Light and power provided with shelving and space to rear for further white goods if required. Storage space available in the rafters if required.

### Rear Garden

Gravel driveway leading to garage and onto the riven stone patio to the rear of the property providing a useful patio area for al fresco dining and barbecue, being of a southerly facing direction creating a lovely warm space to relax in and having lighting provided. Oil storage tank is situated down the far side of the property. Side boundary is made up of high-level fencing with the majority of the garden laid to well-maintained lawn. From the rear end of the garden there are superb open countryside views across grass paddocks with views of some of the historic buildings set within Saltfleet.





### Summer House

A recent addition to the property, being of timber construction approximately 12' x 10' in size and having a pitched felted roof. Window to the side and double doors opening to garden. A superb space ideal for a variety of purposes including craft room, summer house, storage, hobby room, workshop or with the addition of insulation and electrics could easily be converted to a very useful home working space or cinema room.

### Location

Saltfleet is a village with a fascinating history from the time of the mediaeval salt making industry through to its importance as an east coast port for sailing vessels. There are some interesting character buildings in Saltfleet from bygone times including the restored and extended windmill (now a private residence) and the New Inn, one of two pubs in the village centre. There is a local garage with shop and the river Haven is now home to a small coastal boat club, winding out into the North Sea. The village



is now a coastal holiday destination for many and is just 10 miles or so from Louth market town.

#### Viewing

Strictly by prior appointment through the selling agent.

#### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

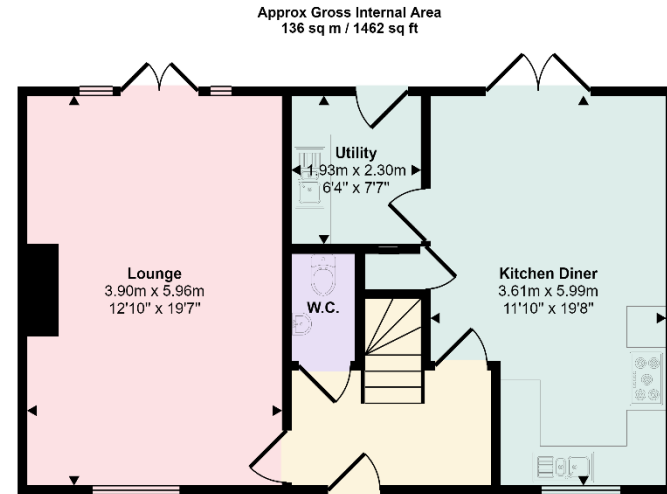




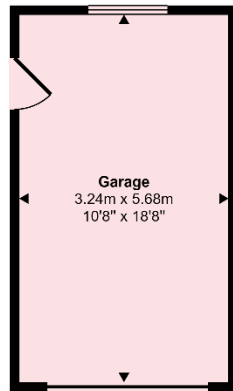


**Floor Plans and EPC Graph**  
 NB A PDF of the full Energy Performance Certificate can be emailed on request

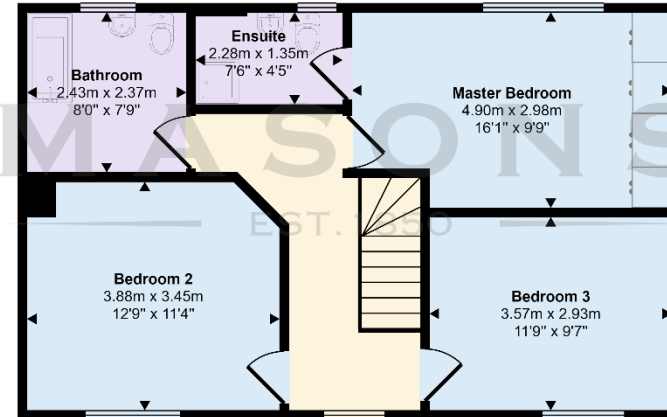
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	66   d	
39-54	E		
21-38	F		
1-20	G		



Ground Floor  
 Approx 58 sq m / 626 sq ft



Garage  
 Approx 18 sq m / 198 sq ft



First Floor  
 Approx 59 sq m / 637 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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