



The Fisheries House, Main Road  
Saltfleetby, LN11 7SS  
**M A S O N S**

EST. 1850



A surprisingly spacious three-bedroom home offering open plan accommodation and modern living. Situated in the popular village of Saltfleetby, this well-maintained home offers excellent family living comprising open plan lounge diner with further separate dining or sitting room, breakfast kitchen opening into a large sun room with newly-fitted solid roof enjoying views across the garden and a south-westerly aspect. Hallway, cloaks/WC and utility room complete the ground floor while upstairs, three generous bedrooms, the master being exceptional in size with family bathroom adjacent.

Within the private sunny gardens can be found a useful summer house and brick-built store whilst to the rear is ample off-street parking giving access to the large double garage or workshop, all positioned within easy travelling distance to the coast and nearby market towns.





### Directions

Proceed east from Louth on the B1200 and at the roundabout take the first exit continuing along the B1200 towards the coast. At the traffic lights in Manby Middlegate, carry straight on and follow the road to Saltfleetby. Upon entering the village after the long S-bend, The Fisheries house will be found a distance along the road on the left side.

### The Property

Having brick-faced walls and part rendered to rear with pitched roof and concrete interlocking tiles, the property benefits from having all new uPVC double-glazed windows/doors as well as having recently fitted skylights to the kitchen with the conservatory also having a replacement solid roof covering creating a superb sun room. Heating is provided by way of an oil-fired system. Close to the property are various outbuildings including a corrugated steel double-width garage workshop with ample parking adjacent.





### Accommodation

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

### Entrance Hall

Accessed via a recently fitted part-glazed uPVC door with window to the side. Hallway with attractive wallpaper and tiled floor. Archway leading into central hallway and door through to:

### Cloaks/WC

A spacious room having low-level WC, glazed wash hand basin with cupboards below and above, mirror with integrated lighting. Fully tiled floors and walls with frosted glass window to side and extractor fan.

### Central Hallway

Staircase leading to first floor and having glazed timber doors into main principal rooms. Useful understairs storage cupboard





housing the electricity consumer units. Wallpaper to walls and having wood-effect laminated floor covering.

#### Breakfast Kitchen

Having an extensive range of base and wall units finished with solid timber doors. Roll-top laminated worksurfaces with extended breakfast bar area, one and a half bowl sink and high-level Zanussi built-in double electric oven with space above for microwave. To the side is a four-ring gas hob with Cook and Lewis extractor above. Built-in Diplomat dishwasher and tall built-in fridge/freezer unit with 50/50 split doors. Attractive tiling to splashbacks and having tiled floor with two very large, recently fitted skylights to ceiling allowing natural light to flood into the room. Also having inset LED spotlights to ceiling. Fully glazed uPVC door leading into:

#### Sun Room

Having an excellent south-westerly aspect looking into the main garden and being large in size with the recently fitted solid roof covering having inset LED lights. Patio doors giving access to the dining room as well as to the patio area to the side. Tiling to floor.





### Utility Room

Situated to the side of the kitchen having its own part-glazed recently fitted uPVC door to the garden. Coat hook storage to the side and fitted base unit with cupboards and stainless steel sink. Space and plumbing provided for washing machine and dryer with further space for white goods if required. Window to side and loft hatch to roof space. Also housing the Worcester oil-fired central heating boiler with timer controls to wall and having tiled floor.

### Dining Room

Feature fireplace with multi-fuel burner inset to the chimney alcove with brick surround and tiled hearth. Wood-effect laminated floor covering and grey painted walls. Arched opening giving access to:

### Lounge Diner

A superb full-width room situated at the front with archway giving a fully open plan space which could be utilised for a variety of purposes, currently having lounge and a further dining area to one end. Large windows to all sides creating a bright space. Feature fireplace to one end with cast iron





insert, open grate, timber surround and tiled hearth. Return door to hallway.

#### First Floor Landing

A spacious landing with window to the rear, timber banister and spindles, carpeted flooring and loft hatch to the roof space. Door to side giving access to the hot water cylinder with immersion heater.

#### Master Bedroom

A superbly proportioned room having window to the front and large bay window to the rear overlooking the adjacent lakes. A large range of built-in wardrobes to one side, dressing table and carpeted flooring. The room affords great potential for the addition of an en suite shower room should the purchaser wish to do this work.

#### Bedroom 2

A further good size double with window to the front and having carpeted flooring and built-in wardrobe to one corner.

#### Bedroom 3

A generous single bedroom with window to front and having carpeted floors.

#### Family Bathroom

Having a recently refitted suite in white with panelled bath, low-level WC and wash





hand basin with vanity storage cupboards below. Large shower to one side having Triton electric unit, fully tiled walls, frosted glass window and herringbone wood-effect vinyl cushion flooring. Heated towel rail to one side and extractor fan and spotlights to ceiling.

#### Double Garage/Workshop

Being steel framed with corrugated steel covering to walls and ceiling. Large double doors to front and further windows and door to side, lights and electric provided and having concrete floor. A superb, versatile building which could be used for a variety of purposes.

#### Brick Store

A superb extra outbuilding being generous in size which could potentially be converted to a garage having lights and electric. Brick-faced walls with pitched roof and tiled covering, doors and windows to both ends.





### Summer House

A large timber-framed building with pitched roof and felt covering and having electricity. Would make an ideal hobby room or barbecue hut, etc.

### Outside

The property is accessed via an owned shared tarmac driveway to the side where neighbouring properties have right of way. Small parking area to the front, side access door into the house and further ample parking to the rear adjacent the outbuilding and garage.

### Rear Garden

Having a superb south-westerly aspect, laid predominantly to lawn with large conifer hedge to front boundary and fencing to side boundary with summer house situated to the side and patio area adjacent. To the rear of the conservatory is a large paved patio area with pedestrian gate leading to driveway, also giving access to the garage and where the oil storage tank is sited. Outside light and tap provided.

### 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 market town of Louth.

Popular with locals and tourists alike, Louth has numerous independent shops, three main supermarkets, schools and academies including the King Edward VI Grammar, and a wealth of recreational facilities such as cinema, theatre, sports centres, swimming pool, golf course, tennis academy etc. 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. The Kenwick Park Leisure and Equestrian Centre is on the Louth outskirts.

Just a short distance to the east of Saltfleetby is the popular coastline and at the nearest point this has direct access to miles of nature reserve and walks along the sand dunes. Several miles to the north are Cleethorpes and Grimsby while further south the coast reverts to long sandy beaches stretching for miles past resorts and villages leading eventually to Skegness and Gibraltar Point.





### 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, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

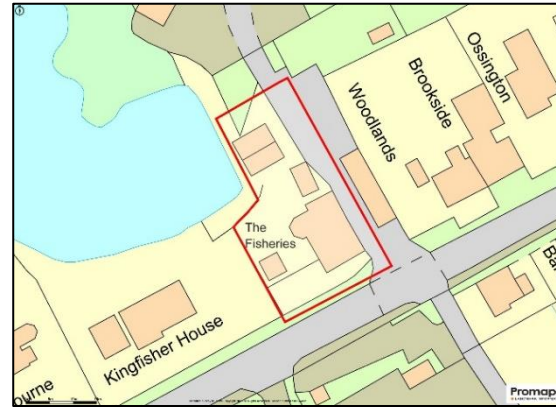




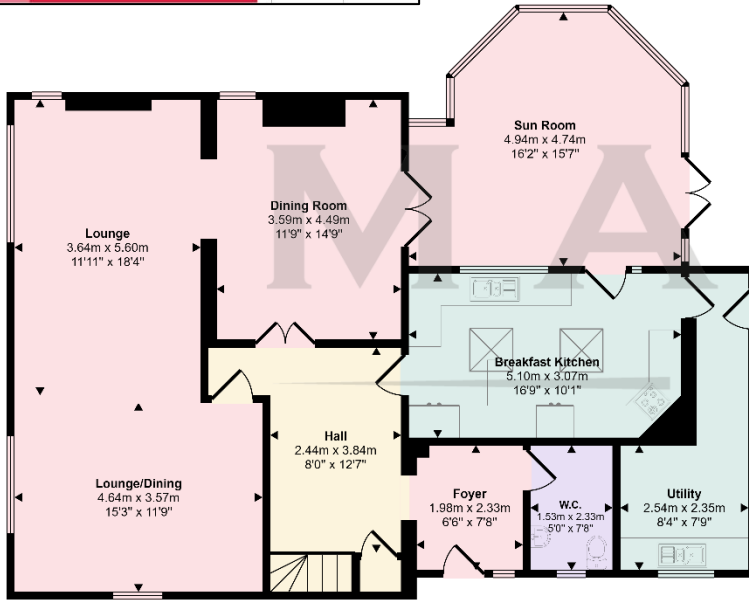
# Floor Plans, Location Plan and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

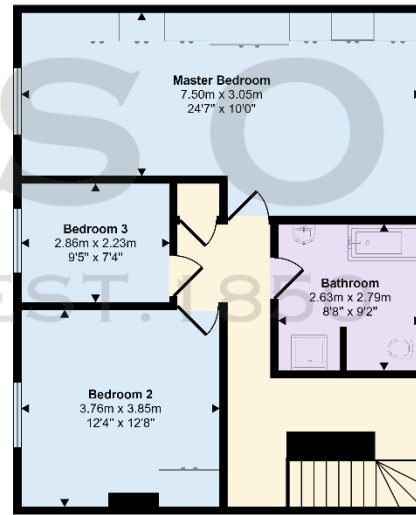
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



Approx Gross Internal Area  
270 sq m / 2901 sq ft



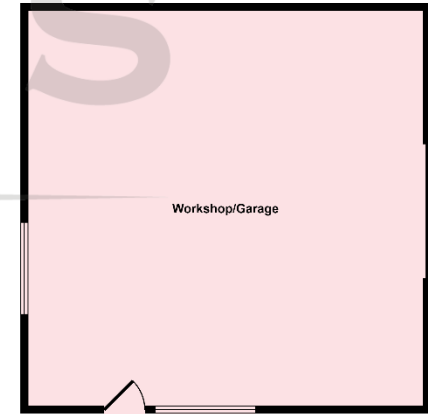
Ground Floor  
Approx 127 sq m / 1367 sq ft



First Floor  
Approx 71 sq m / 759 sq ft



Store  
Approx 17 sq m / 187 sq ft



Workshop/Garage  
Approx 55 sq m / 588 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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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

**MASONS**  
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