



BALLASPUR, INGS LANE,  
SALTFLEETBY, LN11 7ST

**M A S O N S**  
EST. 1850



## ABOUT BALLASPUR....

An individually designed home having a superb contemporary layout with fully glazed gables and open plan modern living spaces. The property is only around six years old and presented in immaculate condition on a very generous plot, located down a quiet road within the popular village of Saltfleetby near Louth.

The property briefly comprises entrance hall, lounge, open plan living kitchen diner, utility, two ground floor double bedrooms with bathroom. To the first floor are two large bedrooms, one with dressing and en suite, with further family bathroom while at the side is the attached garage. This stunning family home benefits from underfloor heating throughout with superb private gardens and ample off-street parking.

### The Property

Dating back to its completion in 2017, this highly individual self-build property is truly a one-off home with superb architectural features including glazed gables and vaulted ceilings with contemporary living design throughout. The property is of brick-faced construction with pitched timber roof with clay pantile covering. The windows are of white uPVC throughout and having uPVC fascias, soffits and guttering. The property sits on a very generous plot with the attached, larger than average garage to the side. Heating is by way of a Worcester floor mounted, oil-fired boiler located in the garage with adjacent storage tank which powers a fully underfloor wet



# BALLASPUR, INGS LANE, SALTFLEETBY, LOUTH, LN1 1 7ST

system with individual digital room controls, creating a very efficient system. The property benefits from gas bottles for hob cooking and also has a superb wood burner located in the lounge. Located at the front in the driveway is the bio digester waste unit.

## 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, take the first left into Ings Lane and the property will be along on the right.

## 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 part-glazed anthracite grey composite door into spacious hallway with staircase leading to first floor having solid







oak banister and spindles. Oak-effect laminate flooring and useful understairs storage cupboard with the hall continuing around the corner leading to ground floor bedroom and bathroom. Spotlights to ceiling and smoke alarm with contemporary oak doors to principal rooms.

#### Lounge

Situated at the front with superb contemporary design having part-vaulted ceiling with fully glazed front gable allowing light to flood into the room. Spotlights to ceiling and chimney breast with inset wood burner with tiled surround and stone hearth with oak mantelpiece. Oak-effect laminate flooring, underfloor heating controls to wall.

#### Living Kitchen Diner

Good range of base and wall units finished with gloss ivory doors and chrome handles. Solid oak woodblock work surfaces with matching central island unit, creating a superb family

entertaining space. Tiling to splashback and having up and over pivot doors to wall units with deep pan drawers and storage units to base. Free-standing AEG Competence electric range oven with gas hob above (AEG Range cooker available by separate negotiation) with AEG chrome extractor. Bin storage units and full-size AEG dishwasher with one and a half bowl Franke stainless steel sink with pull-out mixer tap. Space provided for large American style fridge/freezer and having AEG eye-level combination oven. Floor to ceiling window to side overlooking the driveway. Spotlights to ceiling and patio doors to garden with oak-effect laminate flooring throughout with underfloor heating controls. Ample space for dining table and opening into the superb sitting area with high vaulted ceilings and fully glazed gable end with sliding doors to garden, creating a superb space to relax all year round.

#### Utility Room

Situated at the rear with access doors either side to driveway and rear garden. Good range of base and wall units with rolltop, oak-effect laminated work surfaces, tiling to splashbacks and open storage units. Space and plumbing provided for washing machine and tumble dryer with large pull-out shelving unit. Window to rear and having oak-effect laminate flooring with electric consumer unit to side and spotlights to ceiling.







### Garage

Attached to the side of the house, being wider and longer than average with remote electric roller door to front with connecting door through to utility at the side and further pedestrian door to rear garden. Lights and electric provided and range of base and wall units with the Worcester oil-fired, floor-mounted boiler to one side. Boarded loft space ideal for storage.

### Ground Floor Bedroom 3

Vaulted ceiling with glazed gable to front creating a bright and airy room. A generous double in size with spotlights to ceiling, oak-effect laminate flooring and underfloor heating controls to wall.

### Ground Floor Bedroom 4

Versatile room currently set up as study and playroom. Could also be utilised as a further bedroom. Window to side, oak-effect flooring, spotlights to ceiling and heating controls to wall.

### Bathroom

Serving the ground floor bedrooms directly adjacent, having contemporary suite consisting of shower bath with screen to side, Aqualisa electric unit and fully tiled walls in modern patterns with large washbasin with storage cupboard below, low-level WC, frosted glass window to side, matching tiling to floor with extractor fan to wall and chrome heated towel rail. Spotlights to ceiling.

### First Floor Landing

With striped carpet, spotlights to ceiling and smoke alarm. Contemporary oak doors to bedrooms and bathroom.

### Master Bedroom Suite

A superb feature of the property with part-vaulted ceiling and skylight to front aspect. Loft hatch providing access to the roof space. Neutral decoration with feature colour to end wall, carpeted floor and being a very large double bedroom in size. TV connection point, heater controls to wall with door through to:

### Dressing Room

With skylight to rear aspect, part-vaulted ceiling and good range of built-in wardrobes, having space for dressing table. Also housing the underfloor heating valve controls and pump system. Carpeted flooring and spotlight to ceiling.











#### En Suite Shower Room

Contemporary suite with marble-effect tiling to walls with mosaic feature to shower area. Large walk-in shower cubicle with screen to side, thermostatic mixer, wall-mounted wash hand basin with storage drawers below and built-in mirror to wall with mosaic border, low-level WC and matching floor tiling. Skylight to rear aspect with part-vaulted ceiling, underfloor heating control to wall, chrome heated towel rail and extractor and spotlights to ceiling.

#### Bedroom 2

A very large, full depth double bedroom, with skylight to rear aspect with fitted blind and matching to the front aspect. Part-vaulted ceilings with a good range of built-in cupboards to the rear wall and having ample dressing area or study space to far side if required. Spotlights to ceiling and carpeted floors. Underfloor heating controls to wall.



#### Family Bathroom

Generous in size and having attractive grey tiling to walls and floor with mosaic feature pattern to shower area. Panelled bath with thermostatic mixer and screen to side. Low-level WC and wash hand basin with storage cupboards below. Mirror to wall with mosaic border, part-vaulted ceiling with skylight and fitted blind to rear aspect, underfloor heating controls, chrome heated towel rail and spotlights and extractor fan to ceiling.

# OUTSIDE

## Front

Accessed via twin brick pillared entrance with up and down lighters, five bar timber gate leading to the extensive front gravelled driveway with parking for multiple vehicles. Fencing to side boundaries and laurel hedge to front. Driveway leading to the garage with outside lighting provided.

## Rear Garden

A superb garden space for family entertainment laid predominantly to lawn with high-level fencing to all boundaries. Large neighbouring conifers to rear boundary providing shelter and privacy with super riven stone patio adjacent the house, ideal for al fresco dining and barbecues. Exterior lighting and tap provided with oil storage tank and further patio to rear of garage. Gas bottles for stove, access to garage and path down return side of house.







#### 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

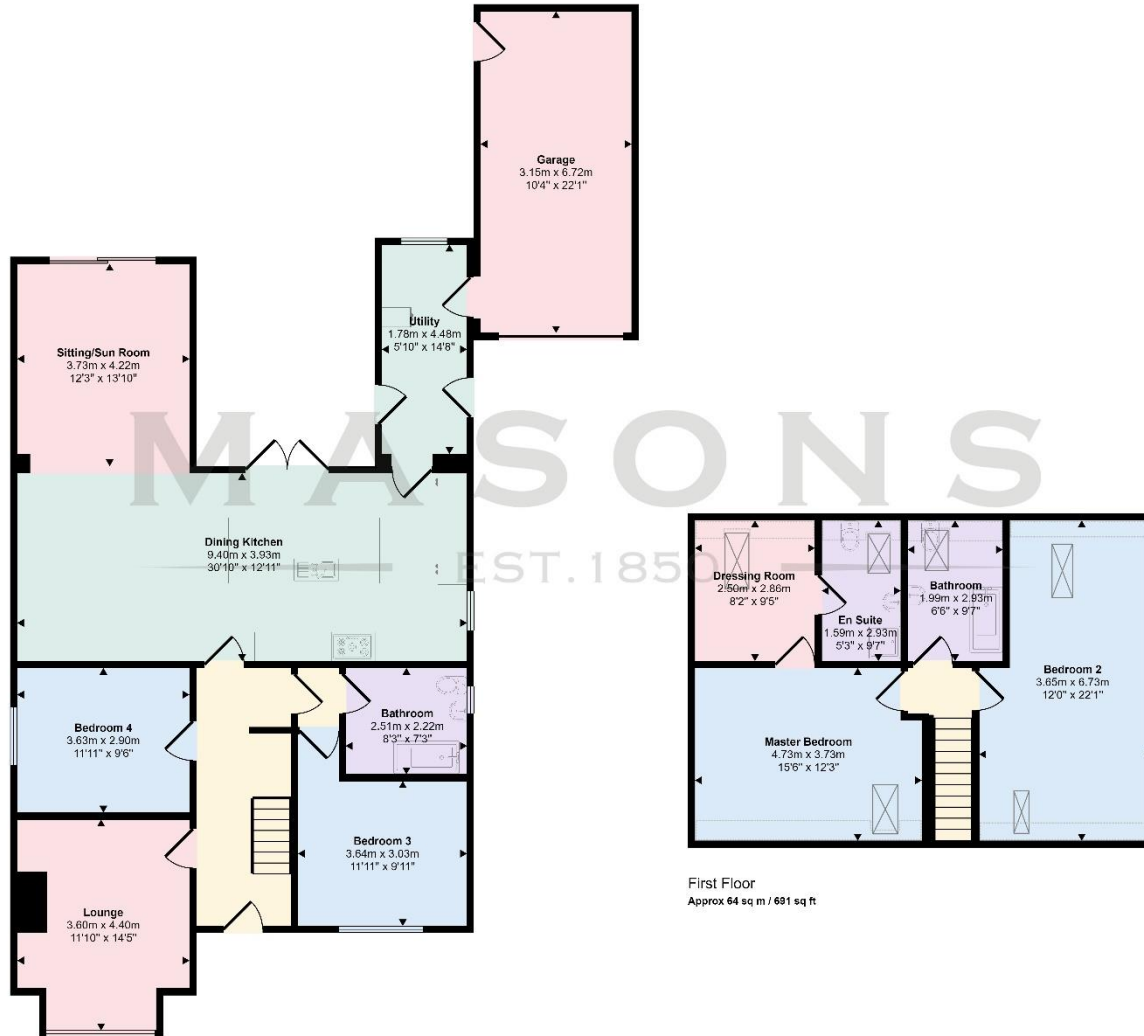
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 and water whilst drainage is by a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.





# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
207 sq m / 2223 sq ft

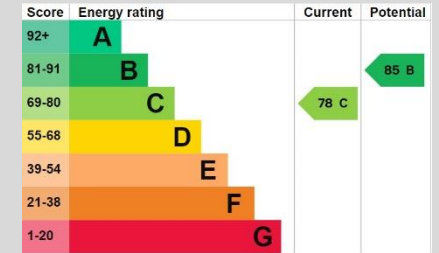


Ground Floor  
Approx 142 sq m / 1533 sq ft

Denotes head height below 1.5m

First Floor  
Approx 64 sq m / 691 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 350.



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