



5 Jacklin Drive Saltfleet Louth LN11 7UJ

£180,000

Council Tax Band B

**JOHN TAYLORS**  
EST. 1859

**A modern semi-detached bungalow which offers ample off street parking as well as a good size detached single garage. The property is situated in a cul-de-sac location just off the centre the village with amenities including convenience store, petrol station and public house and is ideally positioned close to the beach. EPC rating D. Council Tax Band B.**

## Rooms

### Entrance Hall

With radiator, built-in storage cupboard having shelving, Siemens central heating control panel and radiator. Immersion heater.

### Lounge Diner

With feature fireplace having Georgian style timber surround and marble inset and housing an electric fire, two tv aerial points, telephone point and two radiators, uPVC double glazed window to front elevation. 16'8" x 11'3" (5.15m x 3.47m)

### Kitchen

With a range of fitted wall and base units and wood block effect worktops, stainless steel sink and drainer having mixer tap, tiled splash backs, integrated Hotpoint electric hob and oven and an extractor hood over, space for fridge freezer, wood block effect breakfast bar, integrated Hoover dishwasher, space for automatic washing machine, chrome ladder radiator, uPVC double glazed window to side and front elevations, down lighters, Wall Star oil fired central heating boiler. Maximum width measurement.

12'3" x 9'7" (3.77m x 2.97m)

### Bedroom 1

With TV aerial point, radiator and uPVC double glazed window.

11'3" x 10'7" (3.47m x 3.28m)

### Bedroom 2

With uPVC double glazed window, radiator and electric consumer unit with mini circuit breakers. 10'4" x 7'8" (3.17m x 2.38m)



### Shower room

Fitted with a modern suite which comprises of a spacious corner shower cubicle having mains fed rain shower and handheld shower combo, wash basin and WC set into vanity units, tiled walls, extractor fan, tiled floor, heated towel rail/radiator, down lighters and uPVC double glazed window. 6'5" x 6'5" (2m x 2m)

### Outside

To the front and side of the property the garden is laid with gravel and includes a spacious concrete and block paved driveway leading to:

### Detached Single Garage

With electric roller shutter door, power and lighting, uPVC double glazed window. 18' x 9'2" (5.5m x 2.81m)

### Rear Garden

The enclosed rear garden is all fully paved and includes PVC oil storage tank, pedestrian access gate providing access to side of property and a timber studio which benefits from power and lighting.

### Services

The property is understood to have mains water, electricity and drainage. Oil fired central heating.

### Tenure

The property is understood to be freehold.

### Council Tax Band

According to the government online portal, the property is currently in Council Tax Band B.

### Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.



**Please Note**

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

**Thinking Of Selling?**

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.





FLOORPLAN

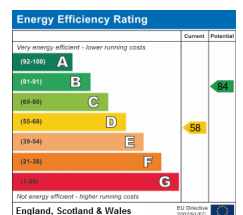
## John Taylors

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.