



Ancliff Sea Lane Saltfleet Louth LN11 7RP

£220,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

A detached bungalow conveniently situated close to the local beaches and having uPVC double glazed windows and doors as well as ample off street parking. No forward chain.

Location

Saltfleet is a historic coastal village in the East Lindsey district of Lincolnshire, England. It is approximately 8 miles north of coastal resort town of Mablethorpe and 11 miles east of the market town of Louth. Saltfleet has a village store, a petrol station, a seasonal fish and chip shop and numerous caravan sites (Sunnydale, Beach, Tuxworth, Kindswood, Sandyfields and New Inn). The beaches at Saltfleet attract visitors for days out and holidays & offer unspoilt sandy beach backed by sand dunes.

Rooms

Recessed Porch

With tiled floor, an overhead light and uPVC double glazed entrance door and matching side window opening to:

Entrance Hall

With glazed inner door, electric radiator, coved ceiling and built-in cloaks cupboard, pedestrian access door to garage.

Lounge

Measurements into chimney recess With brick fireplace, coved ceiling, uPVC double glazed bow window, Dimplex electric heater, built-in bookcase and display shelving unit, further electric radiator and archway opening to dining room. Measurements into chimney recess.

18'8" x 12' (5.75m x 3.68m)

Dining room

With electric radiator, coved ceiling and portal style window.
9'8" x 8'7" (3m x 2.67m)

Kitchen

With fitted kitchen having gloss fronted wall and base cupboards, roll top worksurfaces, stainless steel sink and drainer board, tiled splash backs, space for LPG cooker, uPVC double glazed window and door providing access to:
8'6" x 8'2" (2.65m x 2.5m)

Conservatory

With uPVC double glazed windows and doors and tiled floor.
9'8" x 8'7" (3m x 2.67m)

Bedroom 1

With electric radiator, uPVC double glazed window, fitted wardrobes, cupboards and dressing table.
12' x 10'4" (3.68m x 3.17m)

Bedroom 2

With uPVC double glazed window, built-in wardrobes and cupboards over. Measurements into wardrobe.
15'3" x 8'7" (4.69m x 2.68m)

Bathroom

Bathroom With shower cubicle housing Triton, electric shower, wash basin, WC, tiled walls, electric chrome heated towel rail/radiator, uPVC double glazed window, extractor fan and built-in airing cupboard housing hot water cylinder and immersion heaters. Maximum width & depth measurements.
7'3" x 5'8" (2.24m x 1.79m)



Outside

The front garden comprises of a block paved driveway with gravel beds either side and inset shrubs and ornamental trees. The rear garden comprises of paved patio areas, footpath, shaped gravel beds, two timber sheds, inset shrubs and flowers beds.

Garage

Electric roller shutter garage door, plumbing for washing machine, space for dryer, stainless steel sink and cupboard below, power and lighting.

18'5" x 10'4" (5.65m x 3.17m)

Services

Property is understood to have mains water, electricity, and drainage.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 4 Mbps and an upload speed of 0.5 Mbps and a superfast download 36 Mbps and upload speed of 7 Mbps. Openreach network is available.

Mobile

We understand from the Ofcom website there is good mobile coverage from Vodafone.

Tenure

Property is understood to be freehold.

Council Tax Band

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

Buyer Identity Checker

Please note that prior to acceptance of any offer, John Taylors are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

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.



GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) 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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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.

