



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

**GREENAWAY, SALTFLEET**



## ABOUT GREENAWAY...

This attractive detached bungalow is situated in the delightful coastal village of Saltfleet and is only a short walk from the beach and sand dunes. This property offers entrance hallway, two good sized bedrooms, family sized bathroom, dining-kitchen, a spacious lounge with French doors to the rear garden. There is also a detached garage to the rear of the property and an outside store with boiler house. Set on a generous plot with gardens to front and rear with extensive driveway parking.

### **The Property**

A detached bungalow set within a generous plot, dating back to around the 1950's having part brick and painted rendered finish with pitched roof construction and concrete interlocking tiles. Windows and doors are of uPVC double glazed construction and heating is provided by way of a modern oil-fired central heating system with oil storage tank located in the garden and there is also an open grate fire positioned in the lounge. The property has a number of outbuildings with a detached garage to the rear.

### **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 part-glazed uPVC door with windows to either side and six-panel timber doors into principal rooms. Carpeted floor and coving to ceiling.

### **Study**

Located off the hall, neutrally decorated with carpeted floor. Electric meter and consumer unit and loft hatch to roof space.

### **Lounge**

A spacious reception room with window to front and sliding patio doors to rear. Carpeted floor and fireplace with tiled surround, hearth and mantelpiece with open grate fire. Coving to ceiling.



# GREENAWAY, SEA LANE, SALTFLEET, LN1 1 7RP

## **Kitchen Diner**

Having good range of base and wall units with wood-effect doors, chrome handles, roll-top laminated work surfaces. One and a half-bowl stainless steel sink, tiling to splashbacks and having space and electrics for free-standing cooker. Extractor hood above. Space and plumbing for washing machine. Window and door into rear garden. Carpeted floor and coving to ceiling.







### **Bedroom 1**

A generous double bedroom with windows to two aspects, coving to ceiling and carpeted floor.

### **Bedroom 2**

A further double bedroom with window, coving to ceiling and carpeted floor.

### **Bathroom**

With low-level WC, wash hand basin, panelled bath with wall mounted thermostatic shower mixer. Tiling to all wet areas and floor. Two windows to side with frosted glass.



### **Front Garden**

Accessed via a long concrete driveway travelling along the side of the property and to the rear, giving access to the garage. Front garden laid to lawn with mature hedging to all boundaries with concrete path around the perimeter of the property leading to the front entrance door. Outside lighting provided.

### **Rear Garden**

Having a delightful south-easterly aspect with mixture of hedged and fenced boundaries with mature bushes and trees laid mainly to lawn with concrete patio area to rear of property, with outside light and tap. To the rear of the garage there is the oil storage tank situated on a concrete plinth.

### **Outbuildings**

Attached to the rear are a couple of brick-built outbuildings with timber doors, one housing the oil-fired boiler.

### **Single Garage**

With double timber doors to front, window to rear elevation, light and power provided.







## 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.

## Directions

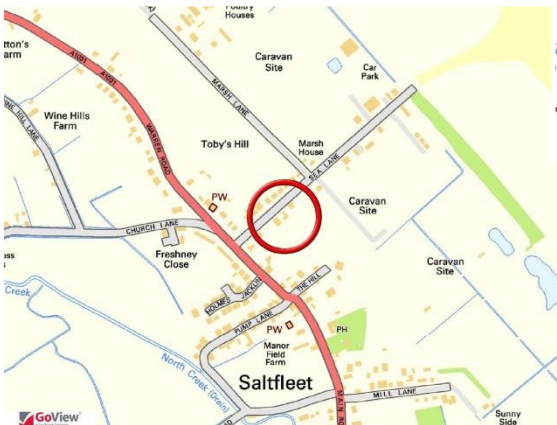
Proceed away from Louth on the Legbourne Road and continue to the roundabout at the start of the Louth bypass and take the first exit. Follow the B1200 road carrying straight on at the traffic lights in Manby and then for several miles through the village of Saltfleetby to the eventual T-junction with the A1031. Turn left here and follow the road into the village of Saltfleet. Continue along the main road through Saltfleet and take the right turning into Sea Lane. Continue for a short distance and Greenaway will be found on the right hand side.

## Viewing

Strictly by prior appointment through the selling agent.

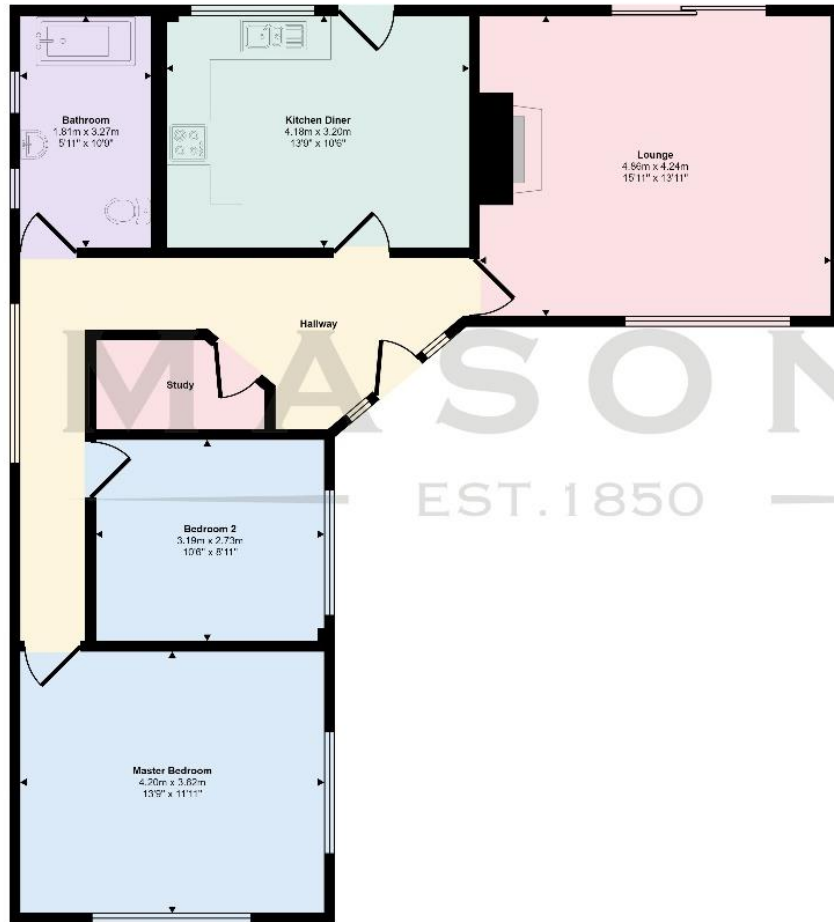
## General Information

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 B.

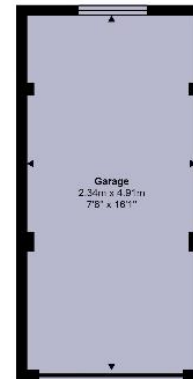


# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
95 sq m / 1024 sq ft

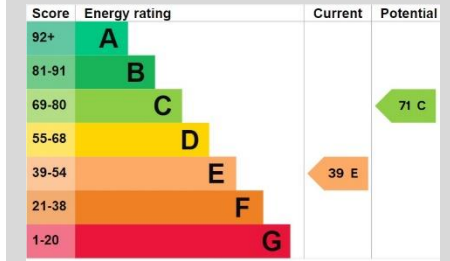


**Floorplan**  
Approx 84 sq m / 901 sq ft



**Garage**  
Approx 11 sq m / 123 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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EST. 1850

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