



Potters Lodge, Saltfleet Road, Theddlethorpe, LN12 1NS

£255,000

An excellent opportunity to purchase this immaculately presented detached property. The spacious property offers many quality features including oak ceiling beams & doors and benefits from a large detached garage & studio. EPC Rating - C.

- Entrance Hall
- Lounge
- Kitchen Diner
- Sun Lounge
- Utility Room
- Cloakroom
- 3 Double Bedrooms
- Bathroom & Ensuite
- Garage & Studio

Reception Hall 11'4" x 10'2" (3.46m x 3.11m)

With UPVC double-glazed front door and side windows, tiled floor, radiator, under stairs cupboard.



Lounge 24'6" x 12'10" (7.46m x 3.90m)

With brick inglenook fireplace housing oil fired stove, UPVC double-glazed windows to front and rear elevations, two radiators, decorative oak ceiling beams, oak ledged and braced door.



Cloakroom

With wash basin, W/C, tiled floor, half panelled walls, radiator, oak ledged and braced door, built-in cupboard.

Kitchen/Diner 24'1" x 12'10" (7.33m x 3.9m)

Range of fitted cream units comprising wall and base cupboards with lighting under wall cupboards, oak block wood work tops, 1 ½ bowl ceramic sink and drainer, UPVC double-glazed windows, tiled floor, integrated Hotpoint dishwasher and fridge. Inglenook with electric cooker point and extractor over, decorative oak ceiling beams.

Dining Area: With UPVC double-glazed window, decorative oak ceiling beams, tiled floor, radiator, Upvc double glazed external access door.



Utility Room 9'0" x 5'2" (2.75m x 1.58m)

With fitted cream base cupboards and oak block wood worktops, plumbing for automatic washing machine and tumble dryer, tiled floor, UPVC double-glazed window, extractor fan, electric consumer unit, Firebird oil fired combi central heating boiler.

Sun Lounge/Sitting Room 13'10" x 11'8" (4.21m x 3.55m)

With brick feature fireplace, UPVC double-glazed windows, radiators, UPVC double-glazed french doors.



Stairs to Landing

With UPVC double-glazed dormer window, radiator, access to roof space, smoke alarm.



Bedroom One 13'11" x 12'10" (4.23m x 3.92m)

With UPVC double-glazed window, radiator, built-in small walk-in wardrobe with oak ledged and braced door.



En-suite shower room 8'11" x 7'1" (2.71m x 2.16m)

Shower cubicle, wash basin, W/C, UPVC double-glazed dormer window, extractor fan and spot lights, radiator.

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 Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.



Bedroom Two 12'10" x 11'0" (3.91m x 3.36m)

With UPVC double-glazed dormer window, radiator, oak ledged and braced door.



Bedroom Three 12'10" x 9'10" (3.92m x 3.0m)

With Upvc double glazed dormer window and radiator.



Bathroom 10'3" x 9'3" (3.13m x 2.81m)

With white suite comprising panel bath, wash basin, W/C, UPVC double-glazed window, part panel walls, radiator, oak ledged and braced door, extractor fan.



Outside

Front Garden

Laid to gravel with entrance gates, cold water taps and a gravel driveway to:

Detached Garage 20'3" x 15'7" (6.18m x 4.75m)

Built to high standard and suitable for a holiday cottage or annexe subject to local authority consents. With roller shutter door, UPVC double-glazed window, power and lighting and separate electric supply.

Adjoining Workshop/Studio 20'3" x 11'9" (6.16m x 3.57m)

With UPVC double-glazed window, power, lighting and external door. The workshop has ladder access to first floor area which would be suitable for two further rooms with en-suites if required, there is space to allow for a staircase, flooring is in place and plumbing, water and electricity is available in the building.

Rear Garden

Mostly laid to lawn.



Services

Mains water, drainage, electricity & oil fired central heating.

Council Tax Band

According to the Valuation Office Agency's website, the property is currently in council tax band D.

Local Authority

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

SURVEYS AND VALUATIONS

If you are purchasing a property that is not on the market with John Taylors, we can advise on the different types of survey we offer. As RICS registered values with an unsurpassed knowledge of the local property market John Taylors offer a range of survey and valuation reports at competitive rates. Quotations are available on request.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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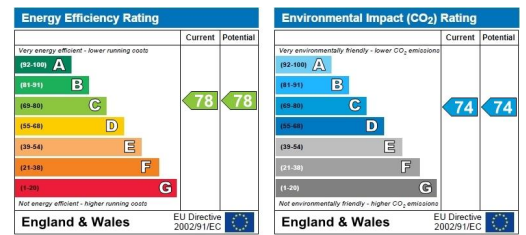


This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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.



ENERGY EFFICIENCY RATING
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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Lincolnshire LN11 9PY

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