



Lill Cottage, Main Road, Saltfleetby LN11 7SS

M A S O N S
EST. 1850

A great opportunity to acquire an individually designed new-build property located in the popular village of Saltfleetby close to Louth market town. This five bedroom, well designed three storey house has just been completed to a very high standard and is situated on a good sized plot with private gardens and ample driveway, together with a detached garage.

The modern open plan living provides a spacious kitchen diner with built-in appliances and boasts an ensuite to the master bedroom, having all flooring, decoration and light fixtures completed providing a "ready to move in" executive style home.

The Property

Having just been completed, the property is built to a very high standard with a fitment level above that of the standard new-build, having built-in appliances as well as wall-mounted TVs, floorings, light fittings and Venetian blinds fitted to all windows. The property benefits from an LPG gas-fired boiler and uPVC double-glazed windows, together with an architect's certification guarantee.



Directions and Location

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, Lill cottage will be found on the left side after just a short distance past the left turning onto Ings Lane.

The house is positioned close to the East Lincolnshire coast with miles of nature reserves and easy access to the coastal resorts in Cleethorpes to the north and Mablethorpe to the south. Louth is approximately 7 miles inland and is a popular market town with excellent shopping, schooling and recreational facilities. Main business centres are in Grimsby, Lincoln and Boston.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)



Hallway

Accessed via a part-glazed composite door with leaded window into the good sized hallway, having oak-effect laminate flooring and neutral decoration. Staircase leading to the first floor with a door into the understairs storage cupboard having carpeted flooring and a further part-glazed door leading into the:

Kitchen/Diner

A very generously proportioned kitchen diner having a range of base and wall units finished in Shaker-style ivory colour with chrome handles, solid oak worktops above with one and a half bowl white ceramic sink and mono mixer tap, matching oak upstands to worktops. Free-standing Electra double electric oven with hob over and extractor fan above and built-in Lamona dishwasher. Large window to the rear with a further glazed uPVC door leading onto the rear garden. To one side is a large built-in oak table with bar stools and further cupboards to the corner. Chrome inset spotlights to ceiling, neutral



decoration and attractive light-coloured tiling to floor. Large wall-mounted Toshiba LCD television with a part-glazed door leading into the:

Utility Room

With fitted cupboards and worktop, the cupboards housing the LPG Worcester gas boiler and the electric consumer unit. Beneath the worktop is the free-standing Beko washing machine and tumble dryer, window overlooking the front driveway and spotlights to ceiling. Wood-effect flooring with doorway leading into the:

Cloakroom

Two-piece suite consisting of corner wash hand basin and low-level WC. Extractor fan to wall, laminated wood flooring.

Lounge

A spacious dual-aspect lounge having large double doors to the rear opening onto the patio area and rear garden. Wall-mounted Toshiba LCD television, neutral decoration and oak-effect laminated flooring.

First Floor Landing

Having doors to main principal rooms and grey carpeting.

Master Bedroom

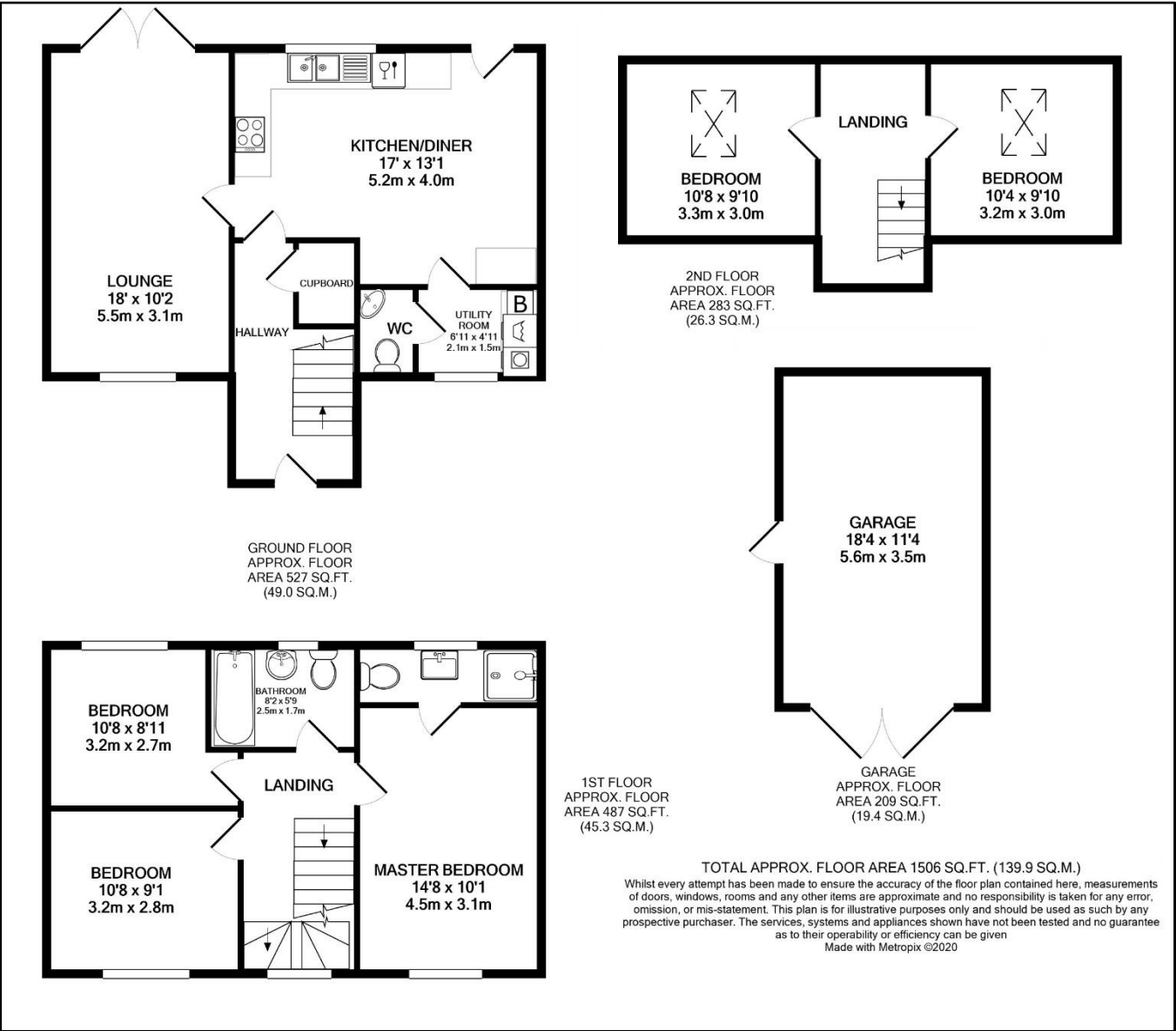
A generous double bedroom with window overlooking the front. Wood-effect flooring and neutral decoration. Doorway leading into the:

En Suite Shower Room

Shower cubicle with thermostatic mixer and tiling to walls, wash hand basin with storage cupboard below, low-level WC, frosted glass window to the rear and chrome heated towel rail with extractor fan to wall and chrome inset spotlights to ceiling. Wood effect flooring and neutral decoration.



Floor Plans



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bedroom 2

Another good-size double with window overlooking the front. Wood-effect laminate flooring.

Bedroom 3

A further double bedroom with window to the rear, laminate flooring and neutral decoration.

Bathroom

A good size family bathroom with three-piece suite consisting of low-level WC, wash hand basin, bath with hand shower attachment with further thermostatic shower mixer above. Tiling to walls in the shower area, laminate flooring and small frosted glass window overlooking the rear garden. Chrome heated towel rail, inset chrome spotlights to ceiling and extractor fan to wall.

Second Floor Landing

Spacious top floor landing with spotlights to ceiling and having space for work desk or seating area.

Bedroom 4

A further good size bedroom with sloping ceilings, Velux roof window to the rear and laminate flooring.

Bedroom 5

Another spacious bedroom having sloping ceilings with Velux roof window to the rear. Wood-effect laminate flooring and neutral decoration.

Garage

Having large double timber doors to the front with painted concrete flooring, light and power provided with a further side pedestrian timber access door.

Outside

Accessed via a large entrance onto the gravel driveway providing ample parking for multiple vehicles. Hedging to front perimeter with fenced panelling to the sides. External lighting to the property. To the side of the property is located the LPG bottles for the central heating and access to the garage with a timber pedestrian gate into the:

Rear Garden

A nicely sized rear garden having high-level timber fencing to all boundaries, a pathway and rear patio area is provided, together with an outside tap and external lighting. Further gravelled area to the side of the property with the remainder of the garden laid to lawn. To the rear and side of the garage is a gravelled pathway providing further useful storage.

Viewing

Strictly by appointment with the selling agents.

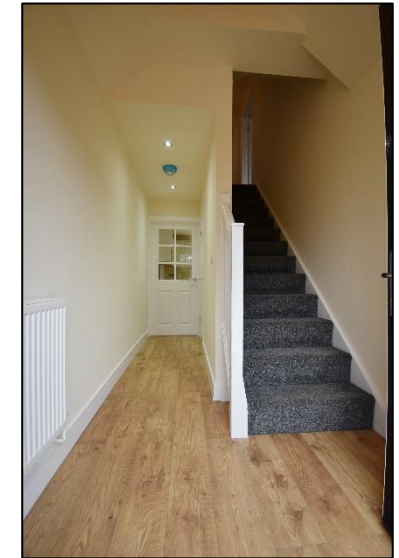
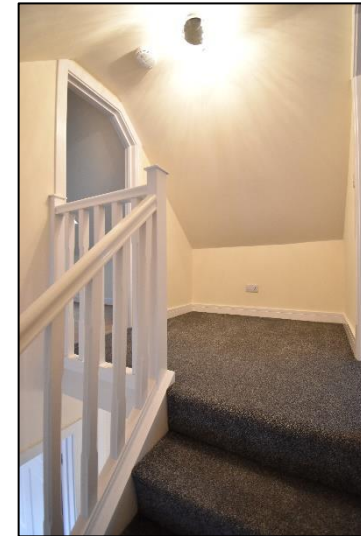
General Information

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 water, electricity and drainage with LPG gas for heating. No utility searches have been carried out to confirm at this stage.





EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request. The EPC graph is illustrated on the floor plan page.



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