JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



£260,000

A well-maintained detached bungalow on a spacious plot with ample parking and stunning open rear views. EPC rating D.

Tengah, Main Road, Saltfleetby, Louth, LN11 7SS

Council Tax C

2 bedroom detached bungalow for sale











An exceptional opportunity to acquire a well-maintained, detached bungalow, proudly occupying a spacious plot with a beautiful open aspect to the rear. Offered to the market with no onward chain, this single-level home is perfectly suited for those looking to downsize without compromising on space, or anyone seeking a peaceful lifestyle with modern comforts. EPC rating D.











ACCOMMODATION

Rooms & dimensions

Entrance Hall

With uPVC double glazed entrance door, radiator, access to roof space.

Lounge

4.86m x 3.64m (15' 11" x 11' 11")

With uPVC double glazed bow window, radiator, central heating control panel and thermostat. Maximum width measurement.

Kitchen Diner

4.84m x 3.00m (15' 11" x 9' 10")

With fitted wall and base cupboards, granite effect worktops, tiled splash backs, stainless steel sink and drainer board, space for washing machine, Grant oil fired central heating boiler, radiator, space for electric oven, extractor hood over, uPVC double glazed window to front and side elevations.

Bedroom 1

3.58m x 3.00m (11' 9" x 9' 10")

With radiator and uPVC double glazed window enjoying an open aspect beyond.

Bedroom 2

3.66m x 2.73m (12' x 8' 11")

With fitted mirror fronted wardrobes, radiator, uPVC double glazed window with views of open countryside beyond.

Bathroom

2.24m x 2.10m (7' 4" x 6' 11")

With panel bath having electric shower over, bidet, close coupled toilet with concealed cistern, vanity wash basin, tiled walls and floor, uPVC window, extractor fan, built-in storage shelving and cupboards.

Outside

The spacious gardens include a front garden which is mostly laid with gravel & provides ample off street parking. To one side of the Bungalow is the PVC oil storage tank and a cold water tap and on the other side is a gravel driveway leading to a pre-fabricated concrete single garage. The rear garden is again mostly laid with gravel with large paved area and enjoys views of countryside beyond.

Services

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

Tenure

Understood to be freehold.

Council Tax Band

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

Mobile

We understand from the Ofcom website there is 79% coverage from EE, 77% from Vodafone, 74% from O2 and 73% from Three

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 5 Mbps and an upload speed of 0.7 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and an upload speed of 20 Mbps. Openreach is the available network.

ACCOMMODATION

Mandatory Buyer Anti-Money Laundering Check

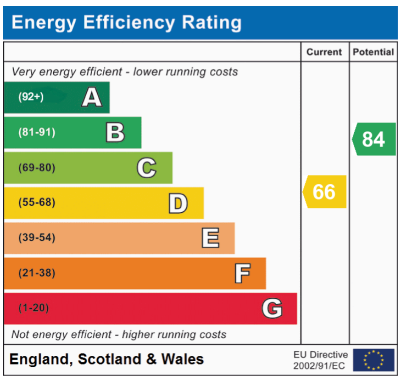
Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is nonrefundable under any circumstances.

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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 sale 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.



Address: Tengah Main Road Saltfleetby Louth LN11 7SS, Louth, L