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Sunnybank Main Road
Saltfleet
LN11 7RZ

£399,950

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Property Description
This truly impressive detached cottage has been significantly extended from the original dwelling, resulting in a substantial family home ideally located in the popular coastal village of Saltfleet. Boasting FIVE DOUBLE bedrooms, with en suite , family bathroom and two dressing rooms, the ground floor living accommodation offers versatile and generous living accommodation , comprising of FOUR separate reception rooms, in addition to a large kitchen dining area and utility room, creating fantastic space for families. Equally as impressive are the large private grounds where the property resides within. Access is found via a shared private lane leading to an extensive gravelled driveway and detached garage providing ample off road parking. There is an attractive circular patio area with steps ascending to a large and private lawned garden which along with the gardens to the front and side are beautifully maintained. Agents Note- We are advised that the oil boiler is still within its warranty. Interested parties may need to be aware that the front reception rooms and entrance hallway have low ceilings.

Entrance Hall

Door to front opens into hallway, radiator, stairs to first floor landing. Low ceiling, door to rear opens into inner hall. Doors to side leads to lounge and study rooms

Lounge
17' 5" x 10' 10" (5.315m x 3.303m)
Window to front, modern flooring. Fireplace housing log burner. Ceiling beams and coving to ceiling. Low ceiling.

Study
10' 5" x 12' 3" (3.185m x 3.722m)
Window to front, radiator, feature cast iron fireplace. Low ceiling

Inner hallway
9' 0" x 5' 10" (2.744m x 1.783m)
Open plan entrance into kitchen dining room. door to side opens into utility room

Utility room
8' 0" x 11' 8" (2.429m x 3.565m)
Window to side, Brick chimney breast recess housing shelving. Fitted units incorporating Belfast sink unit, plumbing for washing machine and space for tumble dryer, work tops with matching upstands and fully tiled floor

Kitchen dining room
13' 6" x 22' 1" (4.108m x 6.719m)
A superb open plan kitchen dining living space with two windows to side, door to rear leading to rear hallway, double doors to rear leading to sitting room. A range of modern fitted units incorporating space for range oven, 1.5 stainless steel sink unit with draining board and mixer tap, island/ breakfast bar with stools and cupboard space

Sitting Room
13' 2" x 12' 9" (4.005m x 3.888m)
Window to side, radiator, modern flooring, door to rear leads into dining room

Dining Room
8' 11" x 21' 8" (2.726m x 6.613m)
uPVC french doors to rear open onto patio, radiator. Door to side leads into rear hallway.

Rear hallway
9' 1" x 4' 5" (2.767m x 1.354m)
Door to side leads into outside garden area. Doors to side lead into dining room and kitchen

First floor landing

A split level landing, with large walk in storage cupboard providing potential for use as an office or study, with built in double cupboard. Radiator. Doors from landing provide access to all bedrooms and bathroom suite

Bedroom 1
14' 2" x 21' 6" (4.306m x 6.544m)
Dual aspect main bedroom with windows to side and rear, radiator and coving to ceiling, modern flooring, double doors to side open into the dressing room, door off to the left hand side leads into the en suite

En suite
8' 7" x 8' 5" (2.604m x 2.571m)
Large double walk in shower cubicle, twin pedestal wash hand basins, close coupled w/c, radiator. Window to side, spotlight ceiling

Dressing room
14' 1" x 4' 5" (4.295m x 1.337m)
Double doors off bedroom lead to dressing room with range of built in fitted wardrobes and hanging space, with lighting

Bedroom 2
14' 4" x 8' 7" (4.359m x 2.615m)
Window to side, radiator, modern flooring

Bedroom 3
10' 5" x 10' 4" (3.183m x 3.144m)
Window to front, radiator, open plan entrance into dressing area/ nursery room

Dressing area
6' 6" x 7' 6" (1.985m x 2.276m)
Accessed off bedroom 3, could be utilised for a number of purposes, such as dressing room, nursery or office/ study area

Bedroom 4
10' 1" x 8' 7" (3.070m x 2.626m)
Window to front, radiator

Bedroom 5
10' 2" x 7' 10" (3.102m x 2.395m)
Window to front, radiator, modern flooring

Family Bathroom
8' 10" x 8' 5" (2.69m x 2.566m)
Window to side, walk in corner shower cubicle, low flush w/c, pedestal wash basin, rolltop clawfoot bath, radiator and half panelled walls

Detached Garage
19' 11" x 15' 6" (6.068m x 4.730m)
Up and over door, light and power

Outside

The property stands in mature, beautifully maintained gardens to all sides, ideal for families and entertaining . Access to the driveway is via a small, private track known as "The Hill" which leads to a large gravelled driveway, leading to the garage, providing parking for multiple vehicles, or a motorhome / caravan





if needed. To the rear, a large circular patio area has steps leading up to vast lawned garden, enclosed by fencing. Further lawned areas are found to the front and side of the property, enclosed by hedges, plants and mature trees, giving the frontage of the property privacy

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information
Band C: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.













Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed

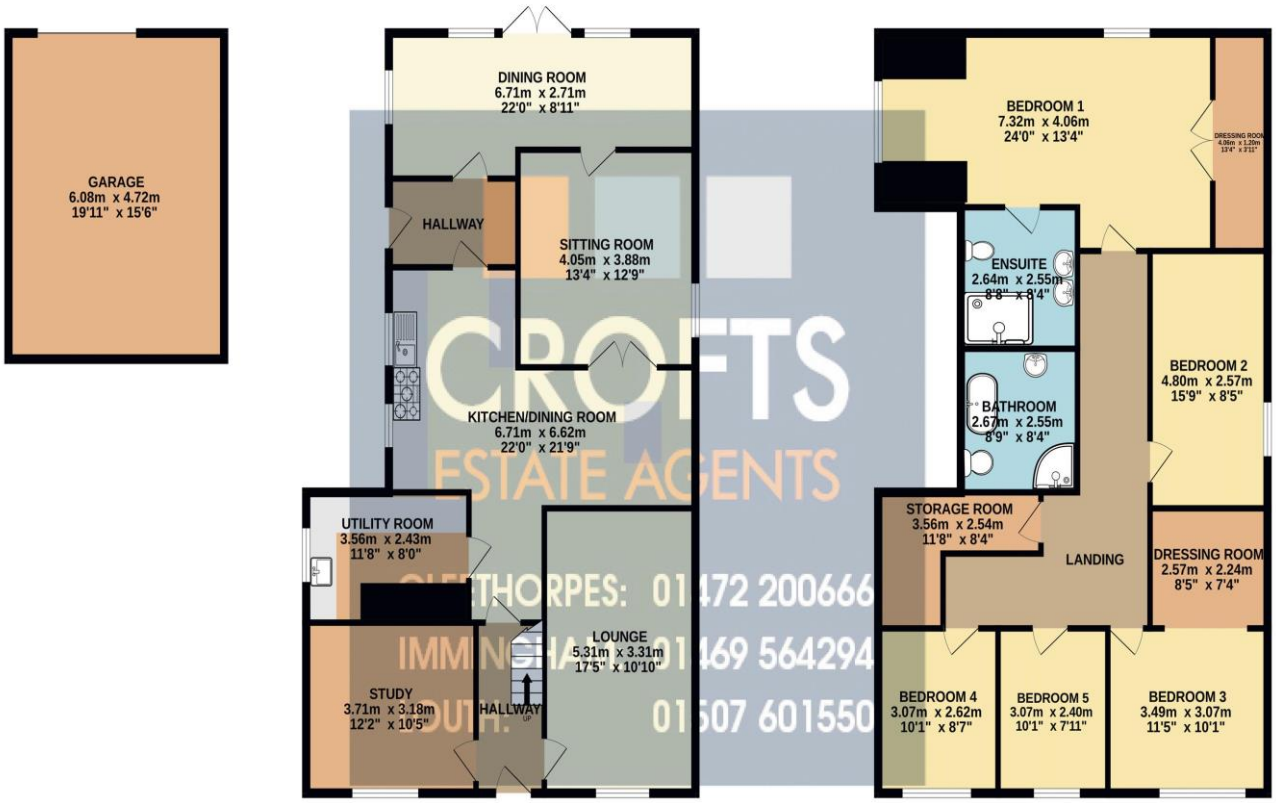




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MS/SEQ/8768/08.26

GROUND FLOOR
132.2 sq.m. (1423 sq.ft.) approx.

1ST FLOOR
108.1 sq.m. (1164 sq.ft.) approx.



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TOTAL FLOOR AREA : 240.3 sq.m. (2587 sq.ft.) 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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