



The Gables Main Road Saltfleet Louth LN11 7SB

£390,000

Council Tax Band C

JOHN TAYLORS
EST. 1859

This impressive detached residence has been mostly rebuilt and extensively refurbished, offering stylish and spacious accommodation ideal for modern living. Set on a generous plot, the property boasts a large garden perfect for families entertaining or relaxing outdoors. There is ample off street parking , adding every day convenience, and the home is ideally located close to the coast, making it perfect for those who enjoy coastal walks, beach days or a tranquil seaside lifestyle. Offered to the market with no upward chain. Epc rating C.

Rooms

Cloakroom

With close couple toilet, vanity wash basin, extractor fan and cupboard housing the under floor heating manifolds. 4'8" x 5'2" (1.47m x 1.59m)

Entrance Hall

This spacious reception hall has uPVC double glazed front entrance doors and matching side windows, wood effect flooring having underfloor heating, recessed spotlights, under stairs storage cupboard, digital thermostat, and uPVC double glazed rear access door.

Lounge Diner

This spacious and light room comprises of uPVC double glazed windows, bay window with uPVC double glazing, newly laid carpet & underfloor heating, uPVC double glazed patio doors opening to rear garden, television aerial point, digital thermostat, cupboard housing electric consumer unit and meter. 13'7" x 25'5" (4.19m x 7.78m)

Dining Room/Breakfast Room

With wood effect flooring & underfloor heating, uPVC double glazed bay window, television aerial points, digital thermostat control and opening to:-
12' x 13'1" (3.66m x 4m)

Kitchen

With newly fitted kitchen having wall and base cupboards and drawers, marble effect worktops and splash backs, resin sink and drainer, integrated Lamona electric oven and hob, cooker extractor fan, wood effect flooring & underfloor heating, recessed spotlights, uPVC double glazed window.
11'9" x 10'3" (3.65m x 3.15m)

Utility Room

With newly fitted wall and base cupboards having marble effect worktops and splash backs, wood effect flooring & underfloor heating, space for washing machine and dryer, resin sink, uPVC double glazed window and extractor fan.
7' x 8'5" (2.16m x 2.61m)

Stairs To 1st Floor Landing

With newly fitted carpet, digital central heating control panel, built-in airing cupboard housing radiator.

Bedroom 1

With uPVC double glazed window, radiator, newly fitted carpet and TV aerial point. Maximum measurements into sloping ceiling.
13'8" x 13'9" (4.22m x 4.25m)



Ensuite Shower Room

With newly fitted three-piece suite comprising of lined shower cubicle having mains fed shower, vanity wash basin, close couple toilet, heated chrome towel rail/radiator, uPVC double glazed window and extractor fan. Maximum measurements into sloping ceiling. 7'8" x 8'5" (2.39m x 2.62m)

Bedroom 2

With uPVC double glazed window, radiator and newly fitted carpet. Maximum measurements into sloping ceiling. 12'1" x 13'1" (3.7m x 4m)

Bedroom 3

With radiator, uPVC double glazed window and newly fitted carpet. Maximum measurements into sloping ceiling. 12'2" x 10'5" (3.72m x 3.21m)

Bedroom 4

With uPVC double glazed window, radiator and newly fitted carpet. Maximum measurements into sloping ceiling. 13'8" x 11'3" (4.23m x 3.47m)

Family Bathroom

With newly fitted suite comprising of large walk shower having mains fed rain shower and handheld shower combo, vanity wash basin, panelled bath, close couple toilet, chrome heated towel rail/radiator, extractor fan and uPVC double glazed window. Maximum width measurements. 11'8" x 7'3" (3.6m x 2.23m)

Outside

The front & side gardens are mostly laid to lawn and include a tarmac driveway and turning area leading to the garage, a modern oil fired external central heating boiler & pvc oil storage tank. The large rear garden is again mostly laid to lawn and includes a fruit tree, external cold water tap and outdoor lighting.

Detached Garage

Of pre-fabricated concrete construction and having power and lighting, electric roller shutter twin doors. 18'1" x 17'7" (5.54m x 5.4m)

Services

The property is understood to have mains water, electricity, and drainage. Oil fired central heating with underfloor heating on the ground floor and conventional radiators on the first floor.

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 upload speed of 20 Mbps. Openreach and Quickline are the available networks.

Mobile

We understand from the Ofcom website there is limited coverage from 02 and Vodafone.

Tenure

The property is understood to be freehold.

Council Tax Band

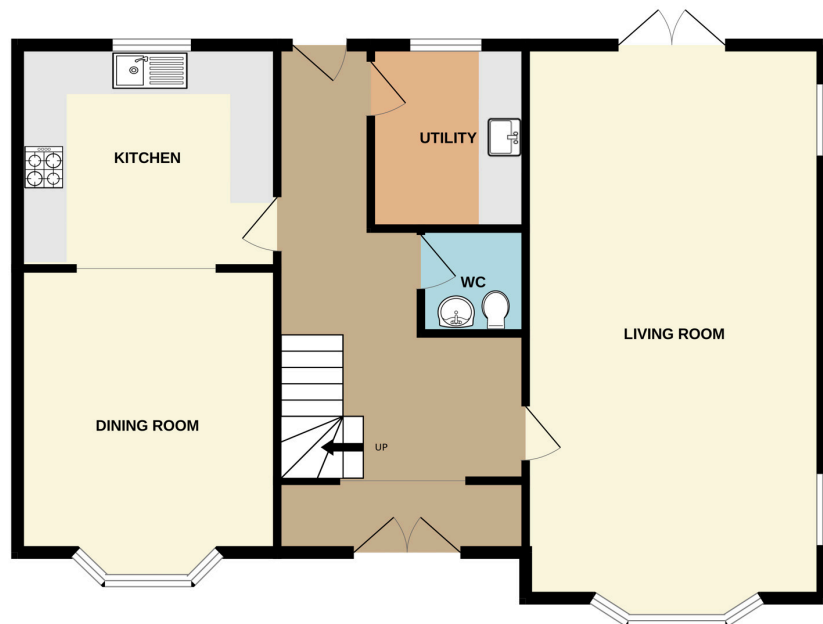
According to the government online portal, the property is currently in council tax band C.

Viewing Arrangements

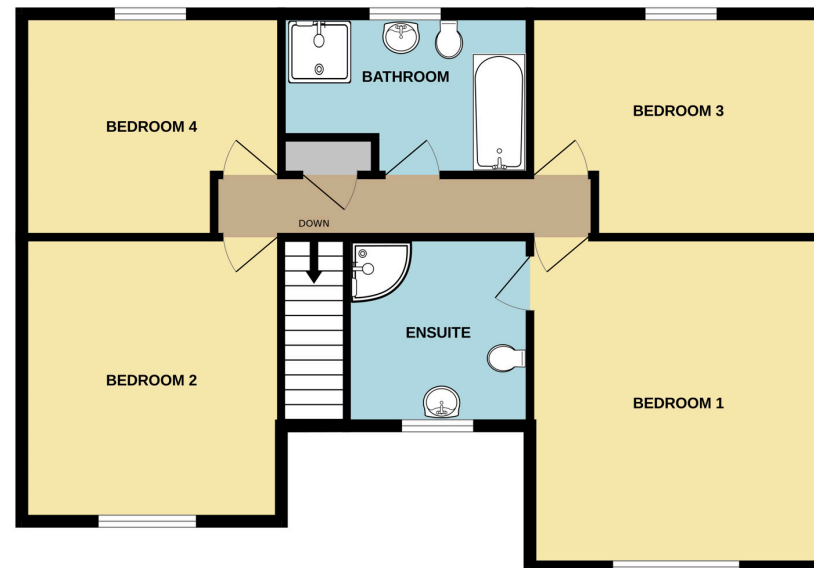
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.



GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	