



Alma House Main Road Saltfleetby Louth LN11 7TL

Guide Price £125,000

JOHN TAYLORS  
EST. 1859



## Detached House

For sale by the modern method of auction. A rare opportunity to acquire this detached house, in need of modernisation and refurbishment, set on a large plot of just under half an acre. This property enjoys both views of open countryside and offers potential for creating a fantastic family home or investment. Offered for sale with no onward chain, this is a must see for those seeking to put their own stamp on a property in a rural setting. EPC rating TBC.

## Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby.

### Rooms

#### Front Entrance Porch

With uPVC double glazed inner door opening to:

**Entrance Hall** With radiators.

#### Lounge

With fireplace housing solid fuel stove, uPVC double glazed bay window and side window, radiator, picture rail. Maximum depth and width measurements. 17'2" x 12'2" (5.25m x 3.74m)

#### Dining room

With brick fireplace, radiator, uPVC double glazed bay window and window to side elevation. Maximum width and depth measurements. 17'1" x 13'1" (5.23m x 4m)

**Inner Lobby** With radiator and tile floor.

#### Kitchen

With fitted wall and base cupboards, sink and drainer board, worktops, uPVC double glazed windows, Camray oil fired central heating boiler and timer control, radiator. 13'1" x 9'8" (4m x 3m)

#### Shower Room

With tiled shower cubicle, toilet, wash basin, radiator, tiled walls and floor. 8' x 6'3" (2.46m x 1.93m)



#### Lean to Conservatory

With tiled floor and radiator.

#### Utility Room

With stainless steel sink and drainer board, uPVC double glazed window and plumbing for a washing machine.

7'9" x 7'5" (2.43m x 2.3m)

#### First Floor Landing

With access to roof space and uPVC double glazed window.

#### Bedroom 1

With uPVC double glazed windows, built in wardrobe, original fireplace and radiator. Maximum width measurement.

11'8" x 15'2" (3.61m x 4.66m)

#### Bedroom 2

With uPVC double glazed windows, original fireplace, radiator. Maximum width measurement. 15'1" x 13'4" (4.61m x 4.1m)

#### Bedroom 3

With built-in airing cupboard housing hot water cylinder, uPVC double glazed window and radiator. 13' x 10'3" (3.98m x 3.16m)

#### Bedroom 4

With uPVC double glazed window. 5'7" x 3'2" (1.76m x 1.00m) & 11'8" x 4'1" (3.6m x 1.28m)

#### Outside

The spacious gardens include a lawn area to the front with concrete driveway and flower and shrub borders. At the rear of the property, the garden includes shaped lawns and inset shrubs and fruit trees, brick built single detached garage, a range of dilapidated outbuildings as well as a concrete sectional double garage with corrugated asbestos cement sheet roof. Please note, we are aware that part of the garden contains Japanese Knotweed.

#### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 19 Mbps and an upload speed of 1 Mbps. Ultrafast broadband available with download speed 1800 Mbps and upload speed of 220 Mbps. Openreach network is available.

#### Mobile

We understand from the Ofcom website there is limited mobile coverage from EE and Three and Vodafone. Likely coverage from 02.

#### Services

We understand the property has mains water and electricity. Non-main drainage and oil fired central heating.



### **Tenure**

We understand the property is freehold.

### **Council Tax Band**

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

### **Auction Details**

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type. Binding contracts of sale will be exchanged at the point of sale. All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### **Auction Deposit and Fees**

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property. There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### **Additional Information**

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

### **Guide Price & Reserve Price**

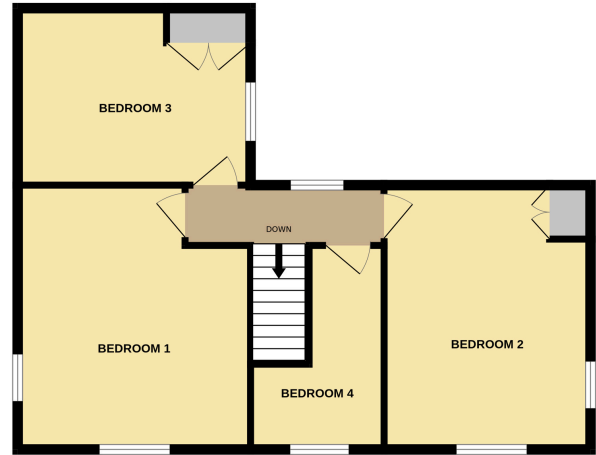
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms



GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1598 sq.ft. (148.5 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	
Very energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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.