



Green Gates, Mill Lane
Saltfleet, Louth, Lincolnshire, LN11 7SA

Guide Price
£135,000

2 Bedroom Detached Bungalow

- Freehold
- Modern Method of Auction – T & Cs Apply
- Reservation Fee Payable
- Detached bungalow
- 2 Double Bedrooms
- Spacious Kitchen/Dining area.
- Detached Garage
- Shower Room
- Sought after Location Within Louth.
- EPC Rating - D, Council Tax Band - A

[Click here to access the Energy Performance Certificate for Green Gates, Mill Lane, Saltfleet, Louth, Lincolnshire, LN11 7SA](#)



Overview

Modern Method of Auction – T & Cs Apply -

Pygott & Crone are delighted to present for sale this well maintained two bedroom detached bungalow, situated in the sought-after and peaceful village of Saltfleet, Louth. Ideally positioned within a quiet residential setting, this attractive property offers comfortable single-storey living and would make an excellent home for a range of buyers, particularly those looking to downsize, retire or enjoy the benefits of a peaceful village location.



The accommodation briefly comprises: spacious Lounge, large Kitchen/Diner, Two Double Bedrooms, Bathroom and Conservatory to the rear. The property offers well proportioned and practical living accommodation throughout, with the generous Kitchen/Diner providing an excellent space for both everyday living and entertaining.

Externally, the property benefits from a substantial driveway providing off-road parking for up to three vehicles, together with a detached garage offering useful additional storage. The property is surrounded by a fully enclosed wrap-around garden, providing a private and versatile outdoor space with plenty of room to relax, entertain or enjoy the warmer months. The rear Conservatory further complements the accommodation and provides an enjoyable space overlooking the garden.

Situated in the desirable and tranquil village of Saltfleet, the property offers the perfect combination of peaceful surroundings and convenient access to the nearby town of Louth and the Lincolnshire coast. This delightful bungalow presents an excellent opportunity for those seeking a well maintained home in a quiet and desirable location.







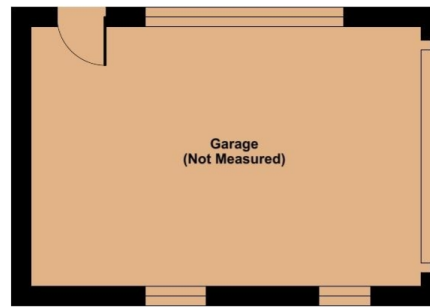
Green Gates, Mill Lane, Saltfleet, Louth, LN11

Approximate Area = 934 sq ft / 86.7 sq m (exclude garage)

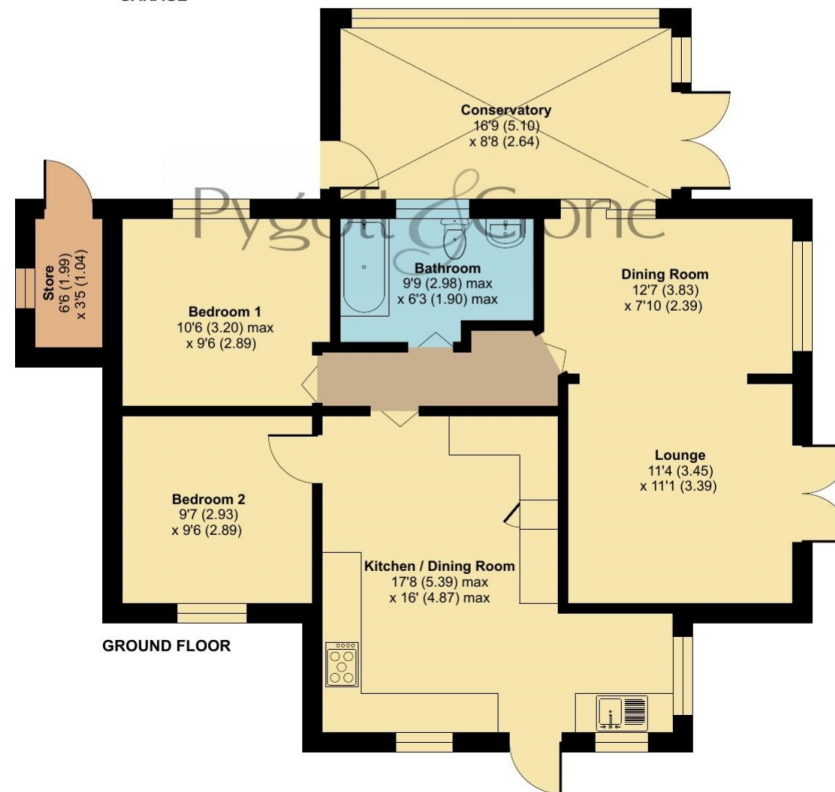
Outbuilding = 22 sq ft / 2 sq m

Total = 956 sq ft / 88.7 sq m

For identification only - Not to scale



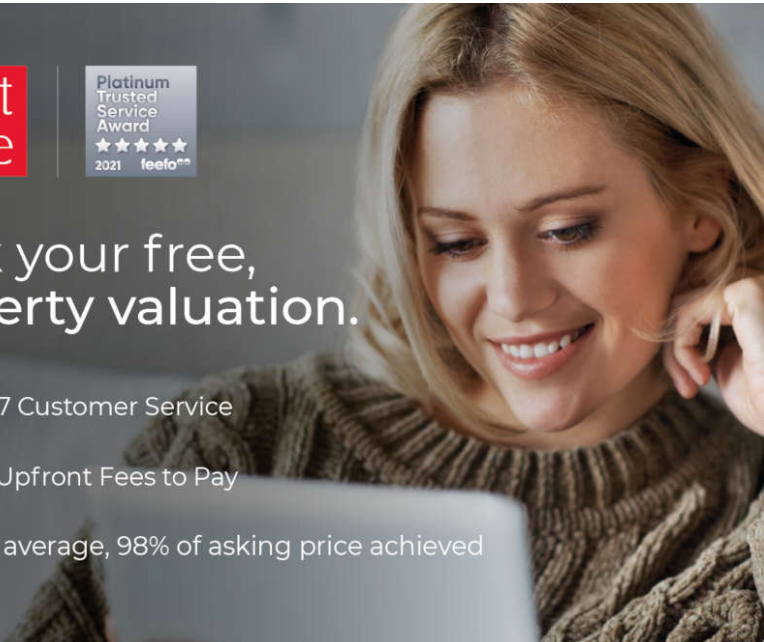
GARAGE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Pygott & Crone. REF: 1535834

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BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Kitchen/Dining Room 5.39 x 4.87m

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley
Mortgage & Protection Adviser

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Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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Green Gates, Mill Lane, Saltfleet
is on the market with our Grimsby branch

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