



JENSEN, SCHOOL LANE
NORTH SOMERCOTES, LN11 7QB

MASON'S
EST. 1850

ABOUT JENSON.....

A deceptively spacious and versatile 5 bedroom detached bungalow in the popular village of North Somercotes. Positioned on a quiet road this smart bungalow offers extensive modern accommodation with potential to create separate annexed living space for merging families due to the excellent layout. Briefly the property offers 5 bedrooms, 3 bathrooms, Dining kitchen, Lounge, Office, Utility hall and store. Set on a generous plot with ample off street parking, superb well maintained gardens with open paddock views to the rear.

Directions

Entering North Somercotes from the north on the A1031 road, proceed past the Axe and Cleaver public house on the right and through the centre of the village. Turn right just before the village primary school into School Lane. After a short distance, Jenson can be found on the right.

The Property

Believed to date back to 1983 with rear extension completed around 2008 to create superb versatile accommodation. Heating is provided by way of an 18 month old Grant Oil fired boiler with recently installed storage tank. The heating is controlled by a wireless nest system. In addition, two multi fuel burners provide secondary heating. Windows and doors are of Upvc construction.



ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance/utility

Part glazed UPVC door into spacious hallway with tiled floor spotlights to ceiling and to one side fitted work top with space and plumbing provided for washing machine and tumble dryer. To the side is the grant oil fired central heating boiler. Door and windows to the rear garden. Hallway extending giving access to rear bedrooms.

Dining Kitchen.

A large room with range of base and wall units fitted with slate effect, roll top laminated worksurfaces with 1.5 bowl sink. Welsh style dresser unit to one side. Flavell range cooker with extractor above and attractive tiling to splashbacks. Multifuel burner to side with marble hearth and surround, extending into the generous dining area with a further fitted base unit and tiling to floors.





Lounge

A very spacious reception room with window to side and rear overlooking garden, multifuel burner with marble hearth and timber surround. Carpeted floor.

Front Hallway

With double patio doors from driveway, tiled floor, loft hatch to roof space and four panel doors giving access to bedrooms and bathroom. Cupboards ideal for laundry.

Bedroom 3

Double bedroom with window to front and carpeted floor.

Bedroom 4

Further double bedroom with windows to two aspects and having carpeted floor.

Bedroom 5

Situated to the side with window over garden and carpeted floor.

Bathroom

A smart modern suite comprising part freestanding bath with hand shower attachment. Low-level WC and wash



handbasin, illuminated mirror to wall and tiling to half height walls and floor. Frosted glass window, chrome heated towel rail and spotlights to ceiling.

Shower room

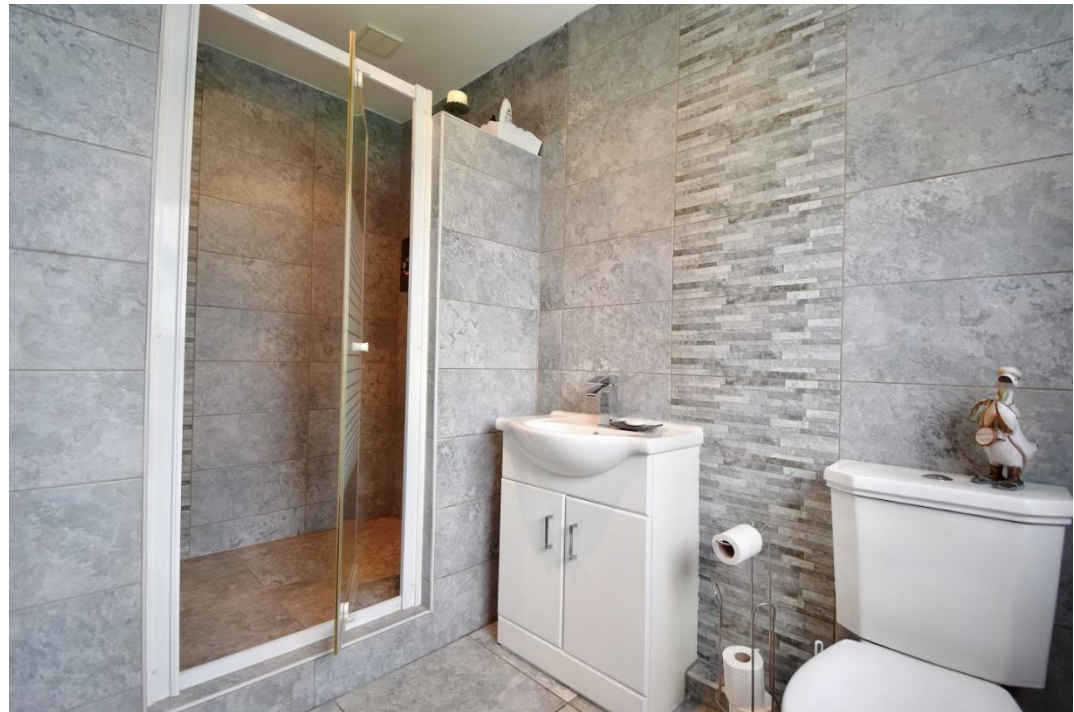
Contemporary shower room, having fully tiled walls and floor in attractive grey colours. Low-level WC, wash basin with storage cupboard below and walk in shower being very large in size with electric shower unit and glass pivoting door. Chrome heated towel rail and frosted glass window to side with spotlights and extractor fan to ceiling.

Master bedroom

A very large double room with window to side, carpeted floor and spotlights to ceiling with opening through to;

Jack and Jill ensuite

Fully tiled to wall and floor, creating a superb wet room, having shower screen and thermostatic mixer, low-level WC and wash handbasin with frosted glass window. Extractor fan and spotlights to ceiling with chrome heated towel rail.





Bedroom two

Large double bedroom with window to side, carpeted floor and spotlights to ceiling.

Office

With window to side and carpeted floor, located off hallway and having alcove to side ideal for storage.

Storeroom

Accessed off the hall, and also the driveway by double UPVC doors. Housing the electric consumer unit to side. Ideal for storage of garden machinery and tools etc.



Front garden

Accessed by double five bar timber gates in to the block paved driveway, providing parking for multiple vehicles with gravel area to side. Fenced perimeters and planted borders. Driveway extending down the side, giving access to entrance doors with outside light and tap.

Rear garden

A delightful and private rear garden enjoying a westerly aspect with superb views to the rear across open paddocks,

creating a semi-rural outlook. The garden is predominantly laid to lawn with fenced boundaries with well planted borders with mature bushes and shrubs. Outside lighting, electrics and tap provided with block paved path around perimeter. To one side is a riven stone patio area with large garden shed and wood store to rear having oil storage tank beyond.

Location

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, supermarket, two public houses, schools, take-away food shops, butchers, restaurant, playing fields





with pavilion and bowls club, church and village hall. There are some pleasant walks nearby whilst the beach and coastal pathways are less than 1.5 miles away. There is a holiday park on the south side of the village with fishing lake, tennis courts, snooker room, bars and walks through pine woodland. Louth market town is approximately 10 miles away.

Viewing
Strictly by appointment through the agent.



General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

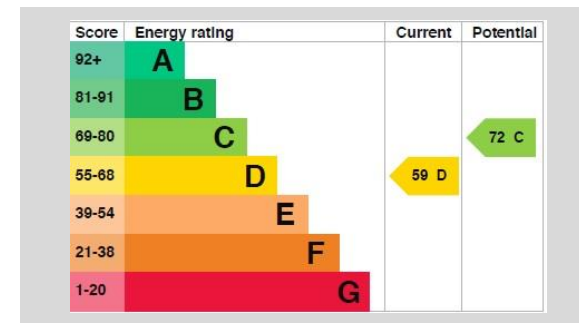
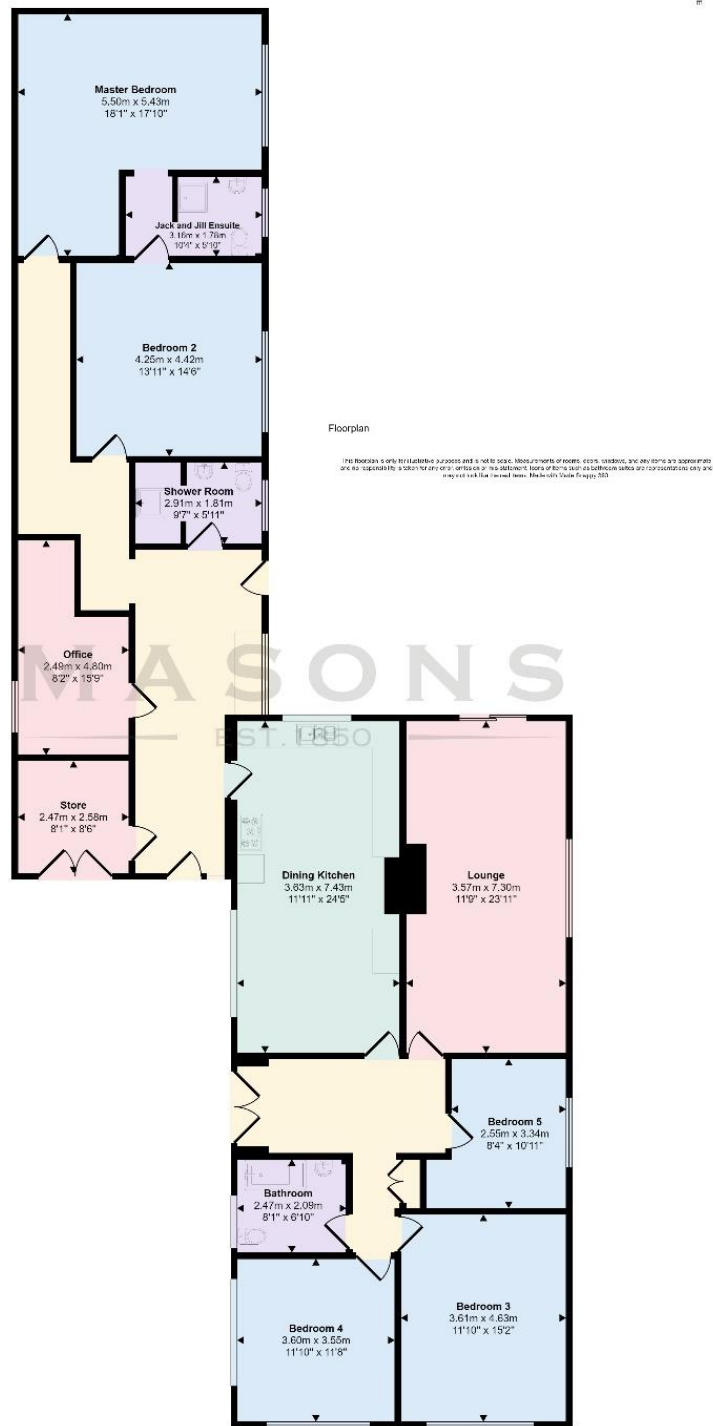




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FLOORPLANS AND EPC GRAPH



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