



NUTKIN  
2 SQUIRES MEADOW

M A S O N S  
EST. 1850

# ABOUT NUTKIN

A beautifully presented modern family home, ideally located on a quiet cul-de-sac in a sought-after coastal village. This spacious property has been thoughtfully renovated, offering an inviting and contemporary living environment. Inside, you'll find a large breakfast kitchen, a utility room, and a welcoming hallway leading to a WC. The reception dining room seamlessly opens into a stunning sunroom, perfect for entertaining, along with a separate lounge.

The first floor boasts four generous bedrooms, including a master suite complete with en suite and dressing room. A stylish family bathroom serves the other bedrooms. Outside, the property is set on a larger-than-average plot with ample parking at the front, a charming front garden, and a delightful rear garden featuring mature plants. An insulated garden room adds versatility to the outdoor space. Additionally, the double garage includes a converted section, providing an insulated workspace suitable for various uses.

## Directions

Travelling south into North Somercotes on the A1031 road, pass the Axe and Cleaver public house on the right and continue to the village centre, take the left turn opposite the Methodist chapel along Churchill Road and then carry on until the right turning into Willerton Road. Turn right along here and proceed until the left turning into Squires Meadow. Take the left turning and the property will soon be found on the left-hand side.

## The Property

Dating back to 2003, this individual family home was designed and built to a high specification by the current vendor, to a bespoke layout and is of brick-faced cavity wall construction with pitched timber roof covered in clay pantiles. Heating is by way of a Boulter oil-fired central heating system and the property has light oak-effect uPVC double-glazed windows and doors. The larger than average, wide plot creates a feeling of space and provides ample parking to the front and is set back from the road with seclusion provided by the mature trees. The addition of a separate insulated garden room to the rear provides many possibilities, while the double garage has had one side converted, creating an insulated, versatile work room, currently set up as a hair salon but could be used for many different purposes. The property sits in an exclusive, small development of individual homes and is a no-through access creating a quiet and peaceful spot, yet only a short distance to the amenities that this popular village offers.

01507 350500



# NUTKIN, 2 SQUIRES MEADOW, NORTH SOMERCOTES, LN1 1 7GB

## Accommodation

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

## Hallway

Part-glazed uPVC door with leaded and stained windows into a central hallway with panelling to half-height walls. Vaulted ceiling and wood-effect flooring. Part-glazed, oak veneer doors into principal rooms with door off to side into:

## Cloaks/WC

A smart suite comprising back to wall WC, wash hand basin with cupboards below, large mirror to wall, part-vaulted ceiling, frosted glass window to front, chrome heated towel rail and panelling to half-height walls. Attractive decoration and oak-effect floor.

## Breakfast Kitchen

A generously sized room having an extensive range of high-quality base and wall units finished in light grey Shaker style doors and an extensive range of cupboards and deep pan drawers. Solid oak woodblock work surfaces, attractive blue tiling to splashbacks, large one and a half bowl, white ceramic sink with chrome mono mixer tap. Excellent range of high-quality, built-in appliances including a Bosch eye-level double electric oven and further Bosch combination oven with Bosch microwave below. Built-in dishwasher and wine cooler to side. To the centre of the room is a brilliant island unit with contrasting marble finish worktop extending to a woodblock breakfast bar, seating five people. Bosch five ring induction hob with extractor hood above, further drawers finished in navy blue and extensive tall units to side, one housing a larder fridge and the other being a tall, larder freezer. Pull-out storage units either side. Windows to front and side elevation, attractive tiling to floor, spotlights throughout the ceiling and to kickboards and under-cupboard lighting. High-level electrics for wall mounted television. Part-glazed door into:





### Utility Room

Having further range of units and tall storage cupboards to side with square-edge laminated work surface and one and a half bowl, grey resin sink. Space and plumbing for washing machine and tumble dryer and also housing the Boulter oil-fired central heating boiler which is serviced on a regular basis. Electricity consumer unit to side, extractor fan, part-glazed uPVC door to rear garden and window to rear, tiling to floor.



### Dining Hallway

Having staircase leading to first floor with timber banister and spindles, carpeted treads, continuation of oak-effect floor into the spacious dining area. Coving to ceiling, attractive decoration, understairs cupboard and the room opening out into the:

### Sun Room

A brilliant space at the rear of the property, seamlessly flowing from the dining area with a solid roof and windows to all sides with patio doors to garden. Continuation of oak-effect floor and having a feature fireplace to side with contemporary electric log-effect fire with multi-coloured LED lighting and an inset media wall with space for a television above, overall creating a lovely and relaxing reception room overlooking the garden.





### Lounge

Having double doors form the dining area into the large reception room with windows to front and rear aspects, the front having large walk-in bay, making for a spacious place to relax. Carpeted floor, dado rails and cornice to ceiling, wall light points and attractive, ornate cast iron fireplace to side with open grate fire and tiled hearth, making an attractive feature point.

### First Floor Landing

A spacious gallery landing with timber banister and carpeted floor. Windows to front and rear elevation, six-panel timber doors to bedrooms and bathroom, coving to ceiling and loft hatch to roof space. Large cupboard to side with shelving for laundry and further cupboard to side housing the pressurised hot water cylinder.



### Master Bedroom

A large double bedroom with window to front, coving to ceiling, neutral decoration, wood-effect laminate floor. Door to side into the:

### Dressing Room

A spacious dressing room fitted with shelving and hanging rails. Laminate floor.

### En Suite Shower Room

A smart, modern suite comprising a corner shower cubicle with sliding doors, thermostatic shower mixer with rainfall head attachment and marble-effect panelling to wet areas. Back to wall WC, wash hand basin with storage cupboards below and marble-effect worktop with illuminated mirror above. Frosted glass window and extractor fan to wall, heated towel rail and wood-effect flooring.





### **Bedroom 2**

Positioned to the front and being double in size, neutrally decorated with oak-effect laminate flooring and large double doors giving access to the wardrobe and having coving to ceiling.

### **Bedroom 3**

Positioned to the rear and being a further double in size with window overlooking the garden, coving to ceiling, oak-effect flooring and double doors giving access to the built-in wardrobe.

### **Bedroom 4**

A further large single in size with window to side. Coving to ceiling, carpeted floor and cupboard to side fitted with shelving and hanging rail. Neutrally decorated throughout.





### Family Bathroom

A smart, contemporary suite comprising a free-standing bath to side with chrome tap and hand shower attachment. Large corner shower cubicle with sliding glass door, Aqualisa thermostatic shower with rainfall head attachment, alcove to side with inset LED lighting and attractive tiling to all wet areas and panelling to shower area. LED lighting to the perimeter of the room. Back to wall WC and wall-mounted wash hand basin with storage drawers and back lighting to mirror above. Further storage cupboards, heated towel rail, extractor fan to ceiling, frosted glass window to rear and smart, marble-effect tiled floor.

### Outside

### Garage

A large, detached double garage building, complimentary in design to the main dwelling, with pitched roof and clay pantile covering. To the left-hand side is the up and over door giving access to the single garage with light and power provided, concrete floor and timber pedestrian rear entrance.

### The Salon

One side of the garage has been superbly converted into a smart insulated space, currently set up as a hairdressing salon. However, would make an ideal work from home space for any purpose such as art studio, beauty treatment room, etc. having part-glazed uPVC door and window to side with decorated walls, spotlights to ceiling, oak-effect flooring and further rear entrance door. Cupboard to side housing the electric consumer unit, wall-mounted electric heaters, electrics and plumbing connection, with an enclosed area and door into **WC** with low-level WC, wash hand basin with cupboards below, tiled splashbacks, high-level cupboards and further window to rear.





### **Front Garden**

The property is approached by a smart double-width, block-paved driveway providing parking for two vehicles and giving access to the garage. Smart, brick front boundary wall with mature trees, shrubs and bushes and a main central lawned area. Outside lighting and gated access into the rear garden with concrete path leading around to the far side and further gate into rear garden.

### **Rear Garden**

Surprisingly spacious, wide garden, beautifully laid out in to separate areas, having a main central lawned area. Extensive paved patio adjacent the property ideal for al fresco dining and barbecues with timber pergola giving access through to a bin store and gated access to front garden. Outside lighting. Areas laid to slate shingle with a range of mature plants and central rockery. Enclosed oil storage tank hidden behind a fence, with fenced boundaries to all sides. To the rear is a superb timber pergola with raised Astro turf finish and centrally positioned, three tier water fountain creating an excellent focal point and place to relax. Gravel pathway extending around the property with outside tap and a further side lawn with gravelled area adjacent the garden room.



### Garden Room

A brilliant addition to the property, very large in size and being a fully insulated timber construction building with smart timber cladding and uPVC windows and doors, exterior up and down lighters and having an extending front decked area with inset LED lights. To one end is a useful garden store housing the electricity consumer unit and lighting within. The main garden room has pine cladding all round with inset LED spotlights, built-in speaker system, wood-effect laminate flooring and electric and lighting, making a very versatile space which could be used for many purposes, including games room, hobby room, cinema room, art studio, home working space or just a large, brilliant garden room, ideal for entertaining.

### Location

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has number local shops, post office, two public houses (The Axe Cleaver and The Bay Horse), schools, take-away food shops, playing fields with pavilion, church, village hall and chapels. Louth is the main market town in the area and Grimsby is the nearest major business centre.

In addition to the sports field there is a holiday park on the east side of the village with fishing lake, tennis courts, snooker room, bars and walks through pine woodland. Louth has a modern sports complex with swimming pool and gymnasium together with a golf course, bowls and tennis academy. Grimsby also provides a wide range of recreational amenities. The coastal area has a number of nature reserves and to both north and south, there are holiday resorts with sandy beaches and the usual tourist attractions.

### Viewing

Strictly by prior appointment through the selling agent.

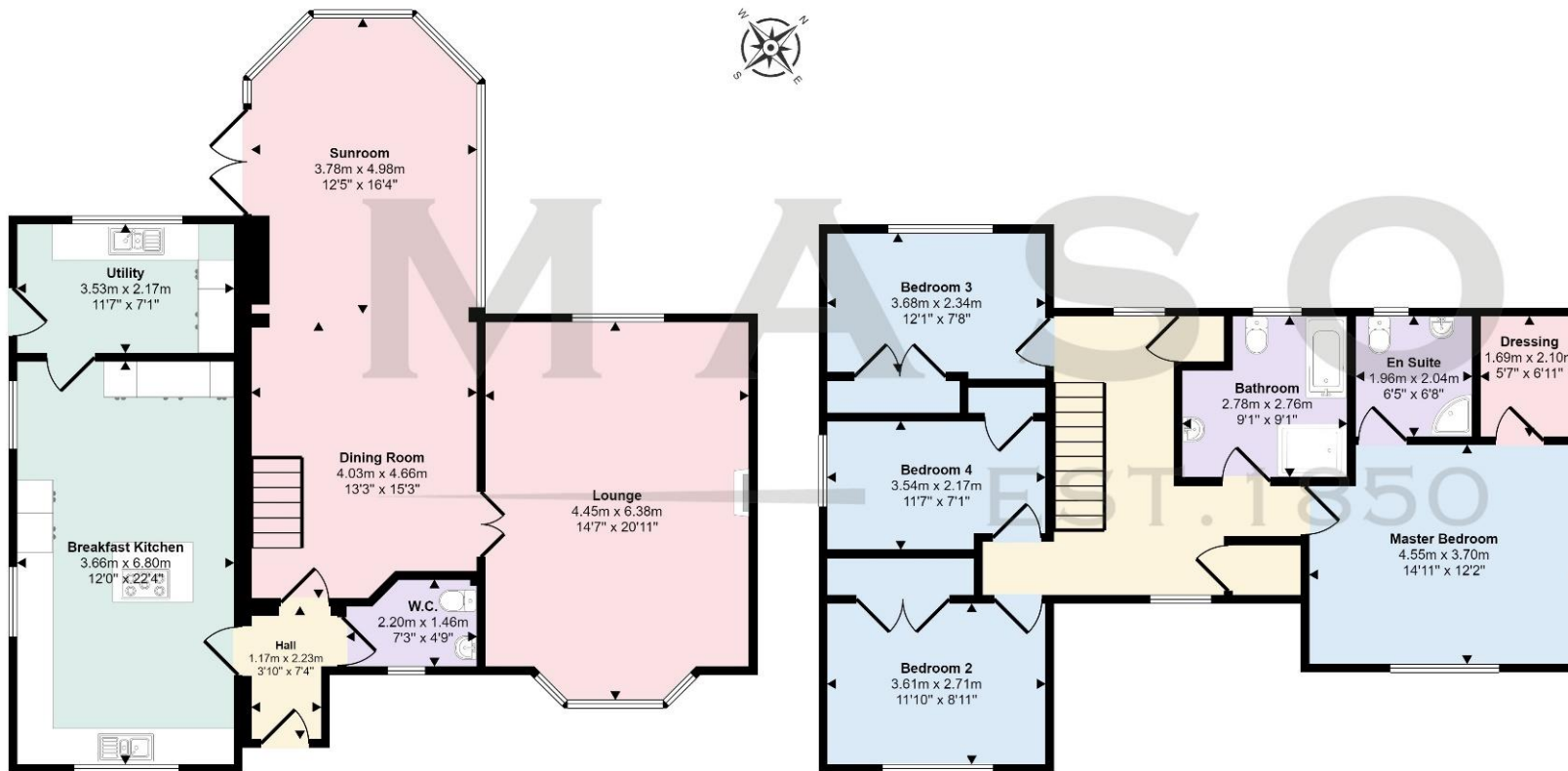
### General Information

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 E.



# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
241 sq m / 2599 sq ft

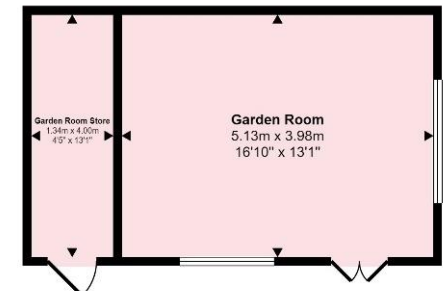


Ground Floor  
Approx 105 sq m / 1132 sq ft

First Floor  
Approx 81 sq m / 873 sq ft



Outbuildings  
Approx 29 sq m / 309 sq ft



Outbuildings  
Approx 26 sq m / 285 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**MASONS**  
EST. 1850

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