



Nutkin

North Somercotes

M A S O N S
— Celebrating 175 Years —

Nutkin

2 Squires Meadow, North
Somercotes,
LN11 7GB



Detached 4-bedroom family home on a wide plot in a private cul-de-sac

Spectacular breakfast kitchen with island, built-in Bosch appliances and feature lighting

Lounge with bay window and open fireplace; sunroom with media wall and garden access

Four bedrooms including principal suite with dressing room and en suite

Luxurious family bathroom with freestanding bath and rainfall shower

Landscaped gardens with terrace, pergolas, lawn, rockery and water feature

Ample parking, mature front garden and quiet village location

Tucked into an exclusive cul-de-sac of individual homes just moments from the village centre, Nutkin is a beautifully presented and surprisingly spacious family home offering four double bedrooms, three reception areas and a wealth of flexible, modern living space. Set on a larger-than-average plot, the property has been carefully extended and upgraded to include a stunning sunroom, a luxurious kitchen breakfast room and two versatile outbuildings - an insulated garden room and a converted garage salon - making this a home that caters to both lifestyle and ambition.

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Step inside and a vaulted hallway welcomes you with oak-effect flooring, feature panelling and glazed internal doors that open to the main living areas.

At the heart of the home is a spectacular kitchen breakfast room, fitted with high-spec Shaker-style units, solid woodblock and marble-effect worktops and a full suite of integrated Bosch appliances including double ovens, a microwave, dishwasher, wine cooler and fridge-freezer. The centrepiece island seats five comfortably and hosts an induction hob beneath a sleek extractor. Tiled flooring, under-unit lighting, high-level sockets and spotlights create a kitchen that is both stylish and highly functional.

The kitchen flows through to a bright and spacious dining area, where glazed double doors open into the show-stopping sunroom. With a solid roof, full-height glazing and French doors to the patio, this room is beautifully appointed with an inset media wall, log-effect feature fire and ambient LED lighting - ideal for both everyday comfort and entertaining.

A formal lounge sits at the rear of the house with dual-aspect windows and a walk-in bay, complemented by a striking open-grate fireplace with cast iron surround, wall lighting and coving for traditional warmth. A separate utility room, cloakroom and understairs storage keep things practical and tidy.

Upstairs, a wide galleried landing leads to four well-proportioned bedrooms. The principal suite includes a dedicated dressing room and smart en suite shower room with rainfall head, while the luxurious family bathroom features a freestanding tub, large corner shower, ambient lighting and marble-effect tiling. All bedrooms include built-in wardrobes or cupboard storage.











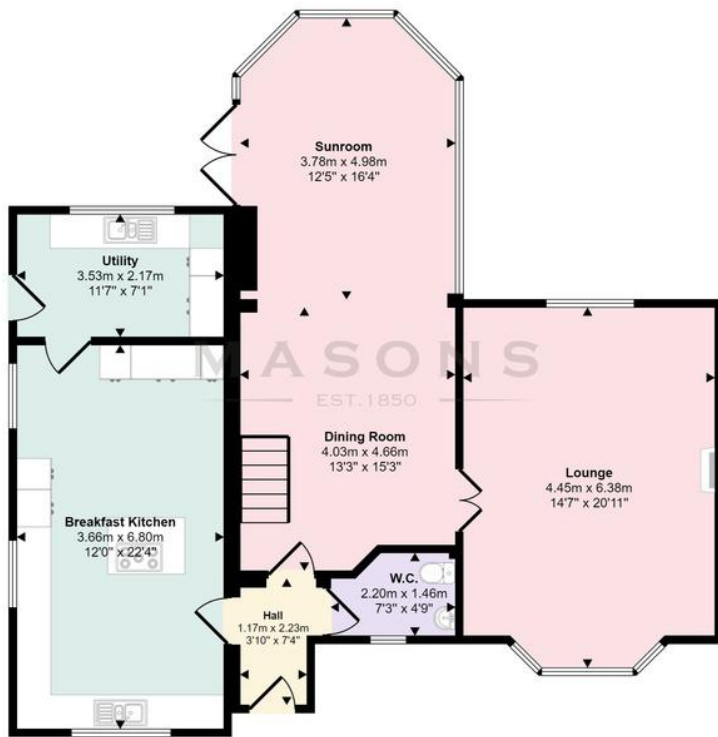
The garden wraps around the rear and side of the home, cleverly divided into separate areas for relaxation, entertaining and family life. A large paved terrace with pergola sits just outside the sunroom, ideal for outdoor dining. Gravel pathways meander through lawns and slate beds filled with planting, leading to secluded seating areas and a rockery.



To the rear, a raised artificial lawn under a timber pergola with tiered water fountain offers a serene focal point, while the side lawn gives access to the superb insulated garden room. Fully wired with lighting, speaker system and decking with LED lights, this timber-framed retreat is perfect as a games room, cinema space, home office or studio. A store room with consumer unit is neatly hidden to one end.

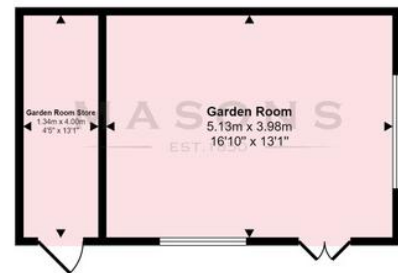
At the front, the detached double garage is split into two spaces: one side remains as storage, while the other has been fully converted into a smart home salon, complete with WC, sink, electrics, heating and its own entrance. Whether used for business, hobbies, or as a private workspace, it offers incredible flexibility.





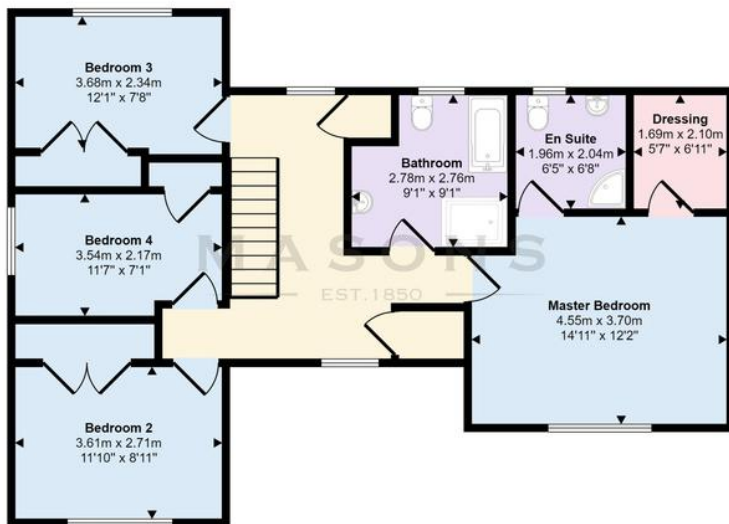
Ground Floor
Approx 105 sq m / 1132 sq ft

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.



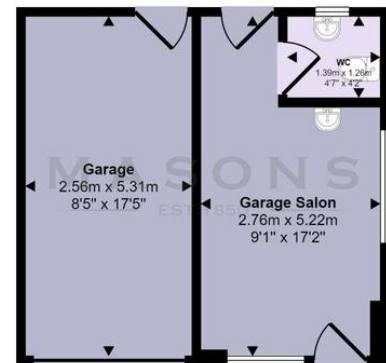
Outbuildings
Approx 26 sq m / 285 sq ft

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First Floor
Approx 81 sq m / 873 sq ft

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Outbuildings
Approx 29 sq m / 309 sq ft

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

North Somercotes

Peaceful Countryside, Coastal
Living



North Somercotes is a larger village in coastal Lincolnshire, offering a variety of amenities including local shops, a post office, two public houses (The Axe Cleaver and The Bay Horse), schools, takeaways, and a village hall. The village also features a church, chapels, and playing fields with a pavilion.

For recreation, the village boasts a holiday park with a fishing lake, tennis courts, snooker room, and walking trails through pine woodland. Louth, the main market town, and Grimsby, the nearest business centre, are both easily accessible.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

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.

Tenure

Freehold

Directions

- Travelling south into North Somercotes on the A1031, pass the Axe & Cleaver pub and continue into the village. Turn left opposite the Methodist chapel onto Churchill Road, continue, then turn right into Willerton Road. Squires Meadow is on the left; Nutkin is on the left-hand side of the cul-de-sac.

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.

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