



9 Squires Meadow

North Somercotes

M A S O N S
— Celebrating 175 Years —

9 Squires Meadow

North Somercotes
Louth, Lincolnshire LN11 7GB



Versatile 3 bedroom accommodation

Immaculate, spacious detached bungalow

Good size conservatory at the rear

Efficient underfloor heating

3 double bedrooms, 2 ensuite shower rooms, family bathroom

Reception hall, superb lounge

Fitted breakfast-kitchen with appliances

Long block driveway and parking forecourt

2nd gated access to separate block paved parking area to garage

An immaculate and superbly presented detached bungalow of excellent design, providing 3 double bedrooms, two ensuite shower rooms, family bathroom and versatile living rooms together with a conservatory and modern breakfast-kitchen with utility adjacent. Neat gardens, long block paved driveway with spacious parking forecourt, second gated driveway and block-paved parking area, garage and sturdy garden store. The property has an efficient and comprehensive under-floor central heating system with independent room controllers, and double-glazed windows combining to create an economical and efficient home.

This well-designed and energy-efficient detached bungalow offers spacious and contemporary living in a peaceful residential setting. Constructed with brick-faced walls under a pitched timber roof with concrete tiles, the property features uPVC double-glazed windows and doors, and low-maintenance white uPVC fascias and soffits. A water softener is also installed. With three excellent double bedrooms—two benefitting from ensuite shower rooms—and flowing, light-filled living spaces, this home is ideal for families or those seeking single-storey living with comfort, practicality, and style.

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A generous reception hall with ceramic tiled flooring sets the tone for the home, providing access to all principal rooms and housing the underfloor heating manifold and hot water cylinder within a recessed airing cupboard.

The spacious lounge enjoys dual aspect windows and features a contemporary white fire surround with an electric stove, offering a welcoming space to relax. A versatile second reception room—currently used as a dining room—can alternatively serve as a sitting area, and opens directly into the bright conservatory through French doors. The conservatory itself benefits from a hipped polycarbonate roof, surrounding windows, and French doors leading to the patio.







The impressive breakfast kitchen is fitted with an extensive range of oak-fronted units, granite-effect worktops, and integrated appliances including a dishwasher, oven, hob with extractor, and fridge. A bespoke, movable central island with contrasting grey base units and breakfast bar adds a stylish and functional focal point. There is also space and plumbing for an American-style fridge-freezer. A separate utility room complements the kitchen and houses the Worcester oil boiler, providing access to the rear garden.





The property has three generous double bedrooms. Bedroom 1, located at the rear, and Bedroom 2, to the front, both benefit from well-appointed ensuite shower rooms. Bedroom 3 is also a spacious double, served by a contemporary family bathroom with bath, WC, and wash basin, all set against modern ceramic tiling.

Oil-fired underfloor heating runs throughout the property, with individual thermostats for each room, contributing to economical and efficient energy use.





Outside

Externally, the property sits within a manageable and attractively laid out plot. The front and rear garden areas are thoughtfully arranged, with block-paved driveways providing ample off-road parking and turning space. The main drive is accessed from Squires Meadow and is owned by the property, with a right of way granted for one neighbouring home. Additional rear access is available via double timber gates from a shared unmade lane.

The rear garden includes a gravelled seating area ideal for pots and tubs, and a slab-paved patio perfect for outdoor dining. A screened area houses the oil tank and provides concealed storage for bins. Timber fencing encloses part of the rear garden for added privacy.

Outbuildings include a detached garage with power, lighting, and extensive shelving, as well as an attached timber garden shed. The bungalow also benefits from external lighting throughout, including dusk-to-dawn lights, LED soffit lighting, a sensor floodlight, and an external water tap. Pedestrian gates on either side of the property provide convenient access to the front pathways.

Low-maintenance landscaping, thoughtful design, and ample parking make the outdoor space as practical as it is appealing.





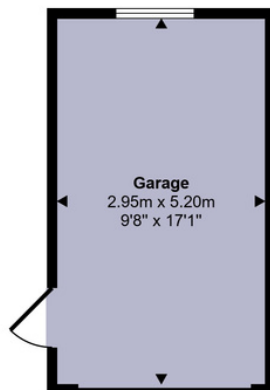




Approx Gross Internal Area
168 sq m / 1803 sq ft



Floorplan
Approx 152 sq m / 1638 sq ft



Garage
Approx 15 sq m / 165 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 real items.

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

North Somercotes

Coastal Living with Local Facilities

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses, primary and secondary schools, take-away food shops, butchers, restaurant, playing fields with pavilion and bowls club, church and village hall.

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. Marsh Lane leads to the North Sea coast at Donna Nook, which is frequented annually by a multitude of wildlife enthusiasts drawn to the visiting seal colony during the seal pupping season. There are several nature reserves extending for miles along the Lincolnshire coastline with long sandy beaches beyond.

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.



Louth

Vibrant Living in the Wolds

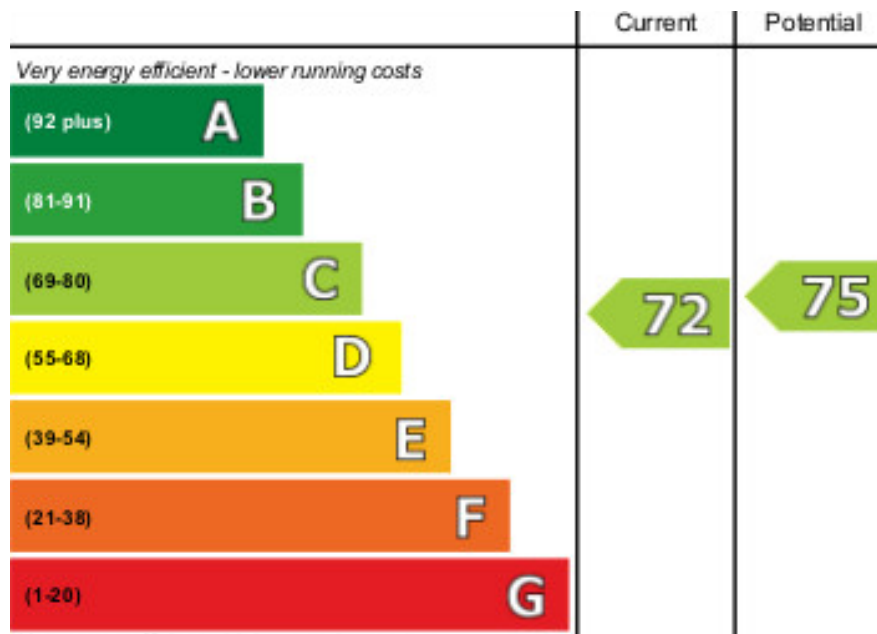
Just 10 miles away and known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band D

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

Location

What3words: ///newly.record.champions

Directions

From Keeling Street take the left turn opposite the Methodist Chapel along Churchill Road and then carry on until the right turning into Willerton Road is found on the right side. Turn along here and proceed until the turning into Squires Meadow is found on the left. Take the turning and go towards the end- the long driveway leading to number 9 will be found on the right side.

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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