ARGYLE
ESTATE AGENTS

Rose Cottage, Wembley Road, North Somercotes, LN11 7NP
£315,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Spacious Two Bedroom Detached Property
- Coastal Village Of North Somercotes
- Quiet Location Surrounded By Open Fields
- Open Plan Living Dining Kitchen
- Lounge/Dining Room With Multi Fuel Stove
- Utility & Cloakroom
- Two Generously Sized Double Bedrooms
- Ample Driveway Parking & Garage

An individual two bedroom detached property located in the popular coastal village of North Somercotes, occupying a quiet position surrounded by open fields. The accommodation comprises; entrance hall, lounge/dining room with multi fuel stove, open plan living dining kitchen, utility room and cloaks/wc. To the first floor are two double bedrooms and a family bathroom. Standing in mainly lawned gardens, with ample driveway parking and attached garage. Ideal for those seeking a semi rural lifestyle yet still being within easy reach of the market town of Louth, Grimsby and Cleethorpes seafront. Viewing Highly Recommended

ENTRANCE HALL
13'11" x 11'8" (4.26 x 3.56)
A welcoming central entrance hall, with staircase leading to the first floor.

LOUNGE /DINING ROOM
21'1" x 11'7" (6.45 x 3.54)
Of dual aspect having a window to the front and French doors opening onto the rear garden. Fireplace incorporating a multi fuel stove.

LIVING DINING KITCHEN
28'7" x 11'7" (8.73 x 3.54)
Fitted with a range of modern cream gloss units, work surfaces incorporating a stainless steel sink, built-in oven and microwave, electric hob, and integrated dishwasher. Of dual aspect having windows to the front and rear.

UTILITY ROOM
8'11" x 7'8" (2.74 x 2.36)
Rear entrance to the property, with plumbing for a washing machine and dryer space. Housing the floor mounted oil fired central heating boiler.

CLOAKROOM
6'4" x 3'5" (1.95 x 1.06)
Fitted with a wc and pedestal hand basin.

FIRST FLOOR LANDING
With velux window over staircase.

BEDROOM 1
16'11" x 11'8" (5.18 x 3.58)
With front and rear aspect windows.

BEDROOM 2
15'0" x 11'8" (4.59 x 3.58)
To front aspect, with access to eaves and loft storage.

BATHROOM
7'8" x 6'10" (2.36 x 2.10)
Fitted with a corner shower enclosure, panelled bath, vanity sink unit, and wc. Velux window.

OUTSIDE
Found at the end of Wembley Road, the property is situated in a quiet location overlooking horse paddocks to the rear. The gardens are mainly laid to lawn, with a paved patio area.

TENURE
FREEHOLD

COUNCIL TAX
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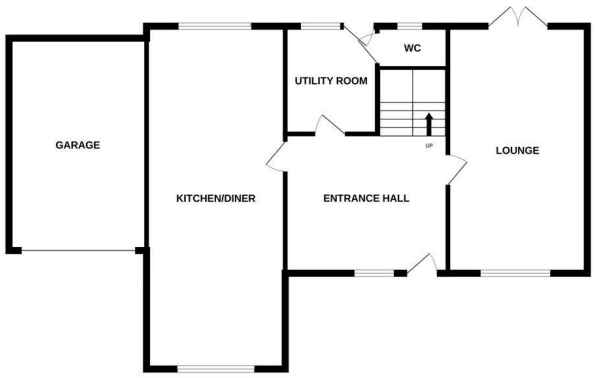
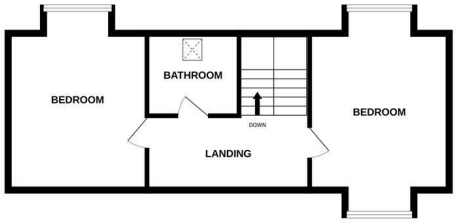
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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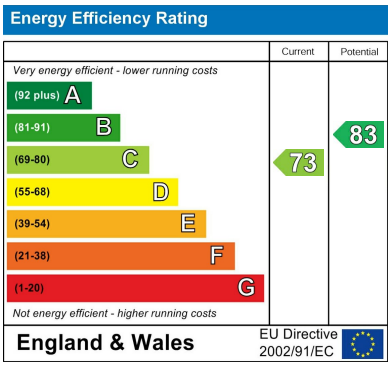

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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