



**7 Seawall Lane, North Cotes, Lincolnshire, DN36 5XE**  
**£185,000**



## Key Features:

- Semi Detached Property
- North Cotes Village - Ex RAF Base
- Three Double Bedrooms
- Rear Aspect Lounge/Dining Room
- Modern Shower Room
- Detached Double Garage
- Generous Outdoor Space
- Ample Driveway Parking
- South Facing Rear Aspect

A three bedroom semi detached home situated in the coastal village of North Cotes, found on the site of the former RAF base. Surrounded by open countryside and just a short drive from the coast, its location offers the best of both worlds - tranquil village life with easy access to beaches, nature walks and nearby towns of Louth and Grimsby.

The accommodation comprises; entrance hall with cloaks/wc, fitted kitchen, rear aspect lounge/dining room, and first floor with three double bedrooms and a modern family shower room. Set in good sized lawned gardens with ample driveway parking and a detached double garage.





### ENTRANCE HALL

Accessed via a uPVC front entrance door. With understairs storage recess.

### CLOAKROOM

4'7" x 2'7" (1.40 x 0.81)

Fitted with a hand basin and wc.

### KITCHEN

13'4" x 9'1" (4.08 x 2.78)

Fitted with a range of units, worktops incorporating a ceramic sink, built-in oven, hob with extractor over, plumbing for a washing machine/dishwasher, and space for further appliances. Front aspect window.

### DINING ROOM

10'9" x 8'10" (3.29 x 2.70)

With double doors opening onto the rear garden.

Archway to:-

### LOUNGE

16'3" x 10'9" (4.96 x 3.29)

With two rear aspect windows, and fireplace incorporating a multi fuel stove.

### FIRST FLOOR LANDING

With access to the loft.

### BEDROOM 1

12'2" x 10'10" (3.72 x 3.31)

To rear aspect, with a built-in storage cupboard.

### BEDROOM 2

11'0" x 10'10" (3.36 x 3.31)

To rear aspect, with fitted wardrobes/storage.

### BEDROOM 3 / STUDY

10'11" x 9'1" (3.34 x 2.78)

A versatile room to front aspect with built in wardrobe.

### SHOWER ROOM

8'7" x 5'11" (2.64 x 1.82)

Fitted with a large shower enclosure, and storage incorporating a wash basin and wc. Heated towel rail. Obscure glazed window.

### OUTSIDE

Set well back, the property is approached by a spacious lawned garden, and long driveway providing ample parking and access to the detached garage. The rear garden is laid to further lawn and paved patio.

### DETACHED GARAGE/WORKSHOP

18'3" x 16'9" (5.58 x 5.13)

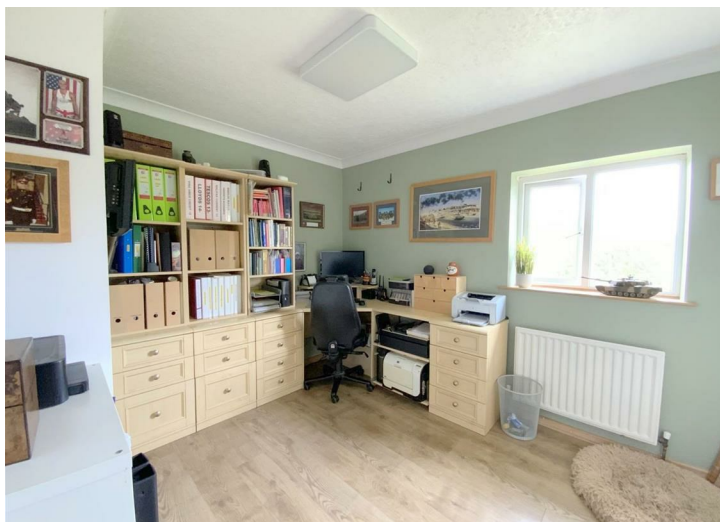
With electric roller door, and double opening doors.

### TENURE

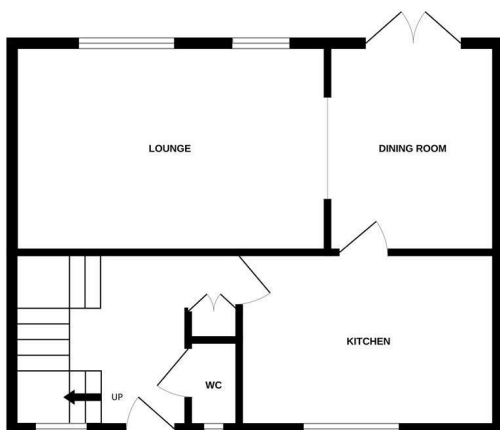
Freehold

### COUNCIL TAX BAND

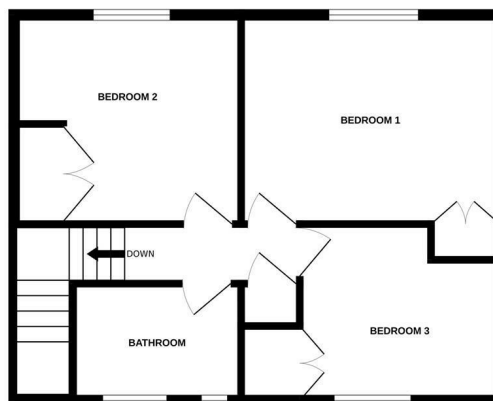
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GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.

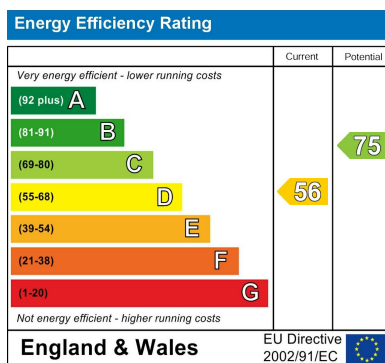


1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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 confirmed 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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