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Keeling Street, North Somercotes



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When it comes to  
property it must be

  
**lovelle**



£514,500



Located in the heart of the popular coastal village of North Somercotes. This 4/5 bedroom spacious detached family home sits on a plot of approximately 1 acre, 0.85 of which is paddock land with a brick built stable block. Internal viewing is highly recommended to really appreciate what this property has to offer.

#### Key Features

- Popular Coastal Village Location
- Detached Family Home
- 4/5 Double Bedrooms
- 23ft Lounge
- Spacious Kitchen Diner
- Rear Lobby & Utility Room
- Shower Room & Bathroom
- In & Out Driveway
- Paddock to the Rear
- Double Integral Garage
- EPC rating D
- Tenure: Freehold





## Location

The village of North Somercotes is well catered for having nursery, primary and secondary schools, a variety of shops, restaurants, public house, doctor and dentist surgeries, sports pavilion, church and is situated approx 2 miles from the north sea coast. The market town of Louth is approximately 10 miles away, The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service. Excellent schooling nearby.

## Entrance Hall

1.6m x 4.3m (5.11ft x 14.1ft)

Composite entrance door to the front elevation. Coving to the ceiling. Panelled staircase rising to the first floor accommodation. Telephone point. Radiator. Doors leading to the lounge, kitchen diner and shower room.

## Shower Room

1.6m x 2.6m (5.1ft x 8.4ft)

UPVC double glazed window to the rear elevation. Fitted with a three piece suite comprising of a single shower cubicle with a Triton electric shower over with bi folding glass shower screen, close coupled WC and vanity sink unit with storage cupboard below. Radiator.

## Lounge

7.3m x 4m (23.9ft x 13.11ft)

Triple aspect uPVC double glazed windows to the front side and rear elevations. Coving to the ceiling. TV aerial points. Numerous wall light points. The focal point of this lounge is the inglenook fire incorporating a cast iron log burner sat on a tiled hearth. Radiators.

## Kitchen Diner

7.3m x 3.4m (23.9ft x 11.11ft)

UPVC double glazed windows to the front and rear elevations. This bright and airy kitchen diner has been fitted with a range of farmhouse style wall and base units with complementary worksurfaces over incorporating a single bowl sink unit with mixer tap and drainer. Integrated double oven and microwave to face height. Built in 4 ring electric hob with chimney style extractor over. Plumbing for dishwasher. Telephone and TV aerial points. Radiator. Door leading to the rear lobby.

## Rear Lobby

UPVC stable entrance door to the side elevation leading out to the rear gardens. Double storage cupboard housing the Grant oil fired central heating boiler. Doors leading to the utility room, double integrated garage and bedroom five.

## Utility room

1.5m x 1.5m (5ft x 4.9ft)

Plumbing for washing machine and a tumble dryer.

## Bedroom Five

4.3m x 3.9m (14.1ft x 12.8ft)

UPVC double glazed window to the rear elevation. Tv aerial point. Radiator. Loft access provided via loft hatch.

## Landing

UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator. Doors leading to bedrooms 1-4 and the bathroom.

## Bedroom One

4m x 4.2m (13.11ft x 13.8ft)

UPVC double glazing window to the front elevation. Coving to the ceiling. Radiator.

### Bedroom Two

3.4m x 3.7m (11.1ft x 12ft)

UPVC double glazed window to the front elevation. Coving to the ceiling. Telephone points. Radiator.

### Bedroom Three

2.8m x 4m (9.1ft x 13.1ft)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator.

### Bedroom Four

3.7m x 3.5m (12ft x 11.5ft)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Fitted wardrobes consisting of two double wardrobes with overhead storage and a dressing table to the centre. Radiator.

### Bathroom

3m x 1.6m (9.8ft x 5.1ft)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Fitted with a modern three piece suite comprising of a panelled bath with waterfall effect mixer tap, close coupled wc and a vanity wash hand basin with a waterfall effect mixer tap and storage below. Double storage cupboard with shelving. Partially tiled walls. Chrome heated towel rail and additional radiator.

### Outside

To the front of the property is a block paved in and out driveway accessed through the two sets of double 5 bar timer gates which leads to the double garage. A combination of brick walls and timber fencing make up the perimeters. Extensive block paved area to the front and another gravelled driveway leading down the side of the property to the rear gardens and paddock.

The rear garden is predominately laid to lawn and can be accessed via a pedestrian gate to either side of the garden. Paved patio area to the rear of the property providing a perfect area for al fresco dining. Timber fencing enclosing the oil storage tank. Timber summer house and pergola with timber decking area. Pedestrian gate leading to the paddock at the rear.

### Paddock

Following the gravelled driveway to the 5 bar timber gate leading to the rear paddock measuring at approximately 0.85 acres. The paddock is laid to lawn with a brick built stable block consisting of 3 stables and a smaller tack/storage room. Timber fencing to the perimeters along with a private pedestrian gate providing separate access to the paddock.

### Double Garage

6m x 5.8m (19.6ft x 19.1ft)

This integral double garage benefits from a roller garage door, light and power and storage above accessed via a pull down loft hatch. Wall mounted electric consumer unit. Window to the side elevation.

### Tenure

The tenure of this property is Freehold.





## Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. Please note the property is Oil fired central heating.

## Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of D.

<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

## How To Make An Offer Cont.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

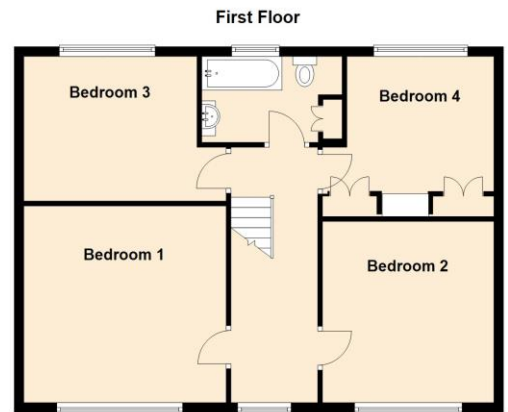
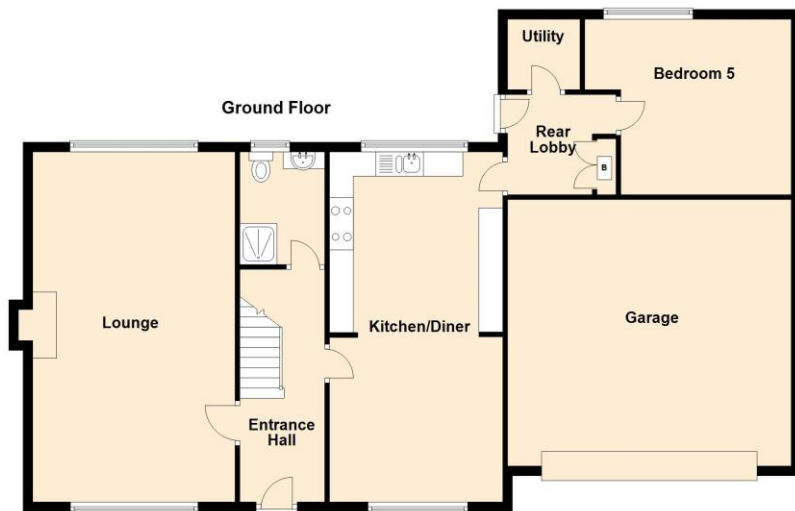
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