

Buy. Sell. Rent. Let.



Sandy Lane, North Somercotes



When it comes to
property it must be


lovelle



£235,000



Located in the heart of the popular coastal residential village of North Somercotes is this rare opportunity to acquire a recently renovated, three bedroom semi detached cottage boasting gardens of approx. a quarter of an acre. The property benefits from full uPVC double glazing and air source heat pump central heating system. No Onward Chain.

Key Features

- Semi-Detached Cottage
- Village Centre Location
- Approx. Quarter of an Acre Plot
- Lounge & Dining Room
- Kitchen
- Ground Floor Bathroom & First Floor WC
- Three Bedrooms
- Air Source Heat Pump
- Recently Renovated Throughout
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





Location

The village of North Somercotes is well catered for having nursery, primary and secondary schools, a variety of shops, restaurants, public houses, 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

Accessed via the composite entrance door to the front elevation. Coving to the ceiling. Staircase rising to the first floor accommodation with complementary stair runner. Doors leading to the lounge and dining room.

Lounge

3.7m x 4.3m (12.06ft x 14ft)

UPVC double glazed window to the front elevation. Coving to the ceiling. Numerous wall light points. The focal point of the lounge is the open grate cast iron fire place. TV aerial point. Solid wood flooring. Radiator.

Dining Room

2.7m x 3.7m (9ft x 12ft)

UPVC double glazed window to the front elevation. Solid wood flooring. Radiator. Open through to office area and door leading to the kitchen.

Office Space

1.6m x 1.2m (5.09ft x 4.1ft)

UPVC double glazed window to the side elevation.

Kitchen

1.8m x 4m (6.03ft x 13.06ft)

Two uPVC double glazed windows to the rear elevation. The recently fitted kitchen is made up of a range of stunning shaker style base units with solid oak worksurface incorporating a sunken ceramic butler sink unit with mixer tap. Built in Lamona electric fan oven and four ring Cooke and Lewis electric hob. Access to the under stair storage cupboard of which is shelved for additional storage. Cupboard housing the wall mounted electric consumer unit and electric meter. Open to rear lobby and door leading to the bathroom.

Rear Lobby

1.9m x 1.2m (6.09ft x 4.1ft)

UPVC double glazed window to the side and entrance door to the rear elevation.

Bathroom

1.8m x 3.1m (6ft x 10.06ft)

UPVC double glazed window to the rear elevation. Fitted with a modern yet contemporary three piece suite comprising of a freestanding roll top bath with mixer tap and hand held shower attachment, concealed cistern dual flush WC and vanity wash hand basin with storage below. Decorative wooden cladding to dado height. Double cupboard housing the hot water cylinder. Radiator.

Landing

The first floor landing provides access to all three bedrooms and the cloakroom WC. UPVC picture window to the rear elevation. Radiator.

Bedroom One

3.7m x 4m (12.08ft x 13.05ft)

UPVC double glazed window to the front elevation. Wall to wall fitted wardrobes comprising of four double wardrobes equipped with a mixture of shelving and hanging rails. Access to loft space via loft hatch. Radiator.

Bedroom Two

2.8m x 3.7m (9.06ft x 12.07ft)

UPVC double glazed window to the front elevation. Storage cupboard which could be utilised as built in wardrobe space. Access to the loft space via loft hatch. Radiator.

Bedroom Three

1.8m x 2.5m (6.01ft x 8.04ft)

UPVC double glazed window to the rear elevation. Radiator.

Cloakroom WC

1.8m x 1.5m (6.05ft x 5.07ft)

UPVC double glazed window to the side elevation. Fitted with a modern two piece suite comprising of a concealed cistern dual flush WC and vanity wash hand basin with storage below. Attractive white brick style tiling to dado height. Radiator.

Outside

The property is accessed via a footpath and through a private pedestrian timber gate which opens to the large lawned plot measuring at approximately a quarter of an acre which wraps around the front side and rear of the property. Large timber garden shed with double barn style doors to the front elevation. Large gravelled patio area. The perimeters are made up of a combination of hedging and fencing.

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 air source heat pump central heating.

Local Authority





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

<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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

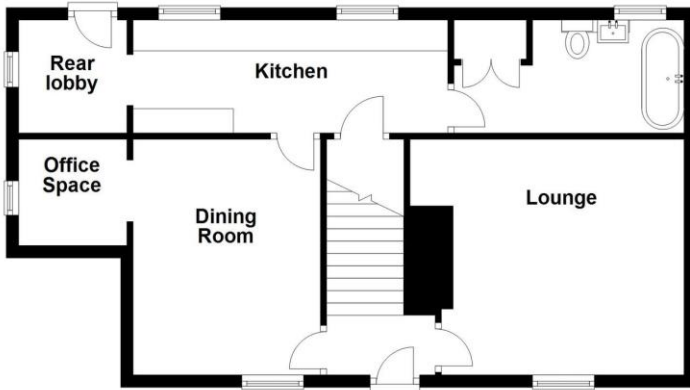
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

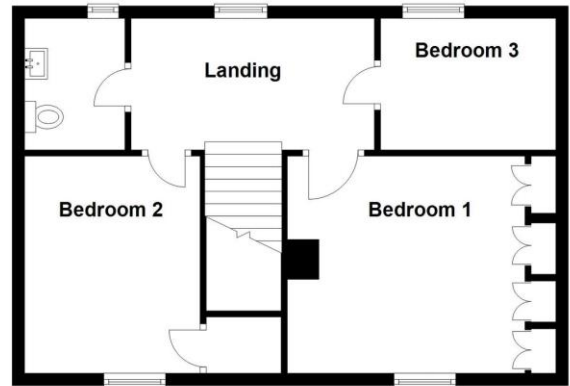
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor



First Floor



When it comes to **property**
it must be


lovelle

01507 603 366

louth@lovelle.co.uk

