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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Bramble Lodge Bank End
North Somercotes
LN11 7LJ**

**Offers in the Region Of
£289,000**

Crofts are delighted to bring to the market this fully modernised three bedroom detached bungalow. With recently added stunning new bathroom and mobility friendly shower/wet room, this property is suitable both young and old plus is mobility friendly for the elderly or disabled. Positioned on a good sized plot one of North Somercotes most highly regarded streets, this property is only a short distance from amenities, transport links, schools and parks. Inside the property briefly consists of elegant entrance hall, spacious lounge with log burner, breakfast kitchen, conservatory extension, two double ground floor bedrooms and wet room with large walk in dressing room and main bedroom to the first floor. The front of the property offers generous parking for multiple cars and or caravan etc plus detached single garage with well proportioned rear gardens having views to paddocks.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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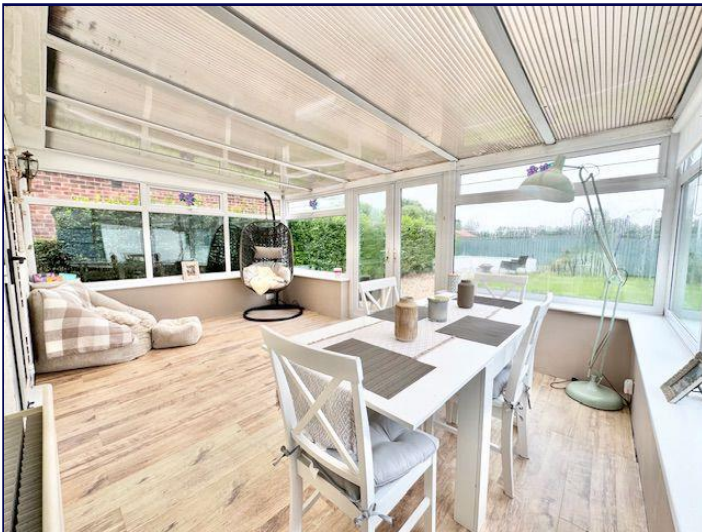
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Entrance hall

17' 0" x 4' 11" (5.18m x 1.51m)

Entered from a short covered porch through uPVC frosted door with window and blind to the side into a long elegant hallway. The hallway has stylish decor with decorated walls to dado with white decor and coving over, laminated flooring, radiator and two wall lights.

Lounge

15' 11" x 17' 5" (4.84m x 5.30m)

A large L shaped lounge has stunning feature recessed brick fireplace with log burner, wood mantle and tiled hearth. The room has white and grey decor with beamed ceiling, three uPVC windows and French doors to the conservatory. The room has radiator, pendant light and wall lights.

Kitchen breakfast room

12' 4" x 9' 9" (3.76m x 2.97m)

A new kitchen has been installed by the current owners and has a range of Matte dark blue wall and base units to three sides with wood effect work tops and Belfast sink over. There are grey aqua board splash backs, integral appliances including electric hob with extractor over, dishwasher and oven grill with space for American style fridge freezer and washing machine. There is a uPVC window and blind to the rear, frosted uPVC door to the side, white decor, light wood laminate flooring, seven down lights and breakfast bar.

Bedroom Two

11' 1" x 11' 11" (3.39m x 3.64m)

The smaller of the three bedrooms is still a double room and has uPVC window to the front, grey carpet, two tone decor with coving and dado rail, radiator and pendant light.

Bedroom three

9' 8" x 9' 9" (2.94m x 2.98m)

The largest ground floor bedroom is a big double room with uPVC window to the front with blind, white decor to coving with feature wall, grey carpet, ceiling light, radiator and open under stairs wardrobe.

Conservatory

10' 3" x 15' 7" (3.13m x 4.76m)

A large conservatory extension has brick base, uPVC windows with fitted blinds, frosted roof and uPVC French doors. There is wood laminate floor, two wall lights and radiator,

Shower room

5' 4" x 9' 9" (1.63m x 2.97m)

A superb ground floor wet room with walk in double shower and glass screen has matching white WC and sink, white and grey marble effect splash back aqua boarding, white and grey decor, white towel radiator, extractor, four down lights and frosted uPVC window.

Bedroom One

11' 3" x 14' 5" (3.42m x 4.40m)

The largest of the bedrooms has uPVC window to the side, wood Velux window with blind, built in storage cupboard, grey carpet, white decor with feature wall, pendant light and radiator.

Dressing room

10' 9" x 12' 10" (3.27m x 3.90m)

The stairs from the ground floor arrive into the dressing room which has grey carpet, pink and white decor, wood Velux window with blind, loft access, pendant light and radiator. This room has possibilities to be an en suite for the upstairs bedroom.

Garage

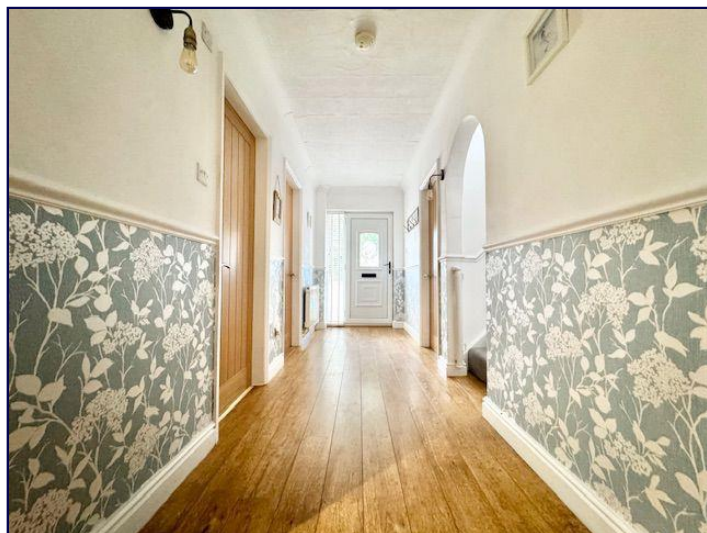
A single brick detached garage has up and over metal door to the front, two uPVC windows and solid door to the side. The garage has power and light.

Front garden and driveway

An open fronted double width gravel driveway leads down to the detached garage and has space for multiple cars or caravan and such likes. There is parking to the front with slab path to the front door making it elderly or disabled friendly. There is a new Laurel hedge to the front, with timber and privet hedges to the sides.

Rear garden

With open views to paddocks the rear garden is laid to lawn mainly with gravel and blue slate patio areas. The rear garden has hedge boundaries with timber gate to driveway.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

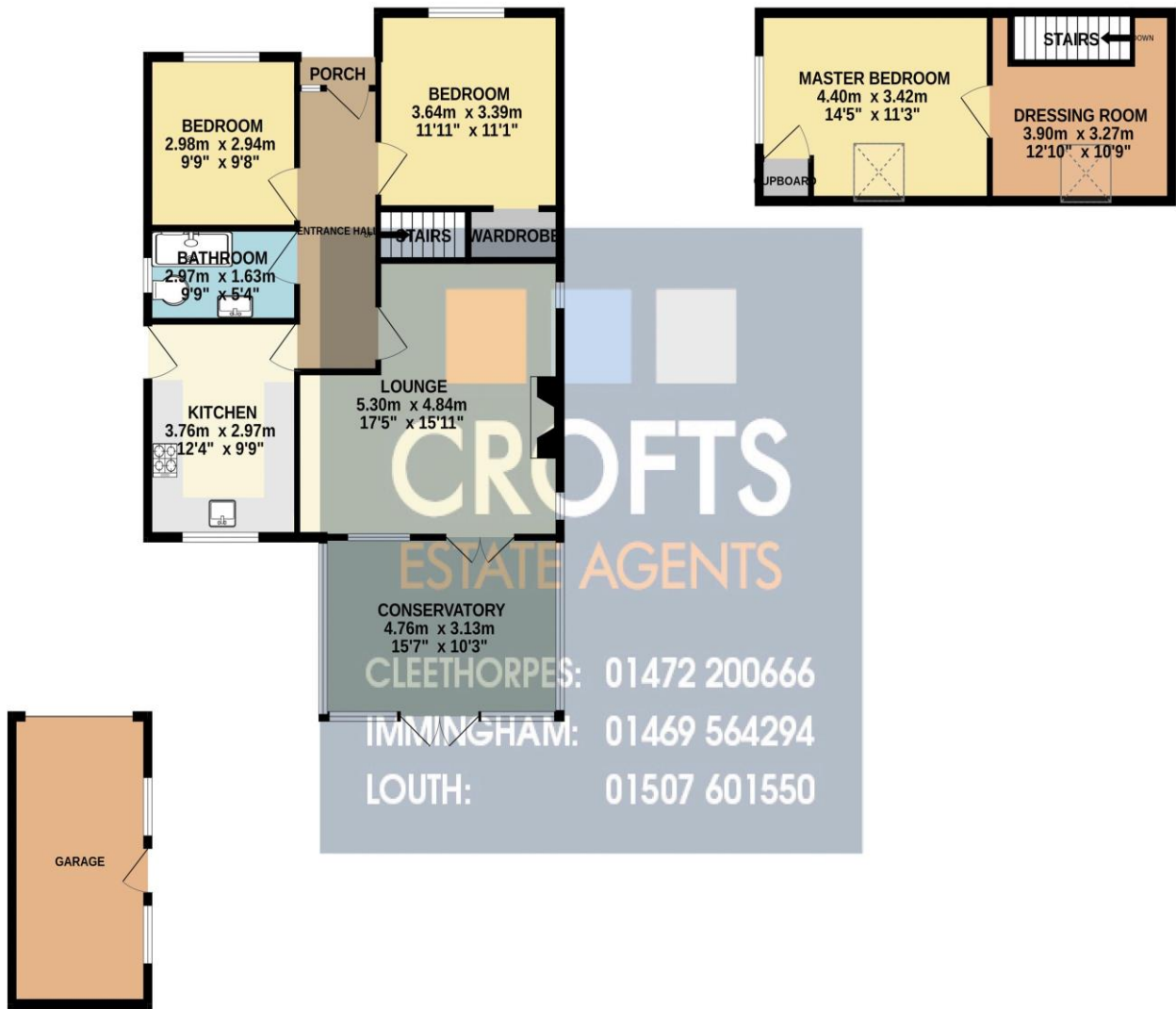
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)



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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