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



**16 Somersby Way
Louth
LN11 8BZ**

**Shared Ownership
£87,500**

50% SHARED OWNERSHIP is offered for sale on this gorgeous well presented THREE BEDROOM semi detached house. Set on a now established POPULAR RESIDENTIAL DEVELOPMENT close to amenities and bus transport links, this property provides GREAT OPPORTUNITY for the first time buyer to get onto the property ladder. This loved family home briefly comprises entrance hall, lounge, open plan kitchen dining room, cloakroom to the ground floor with stairs and landing, two double bedrooms, one single bedroom and family bathroom with shower to the first floor. The front garden is low maintenance with off road parking for one car plus second space opposite the property with the rear garden being enclosed with fencing and beautifully landscaped plus large self built timber outbuilding. The property also benefits from a new boiler fitted April 2024.

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Entrance hall

11' 10" x 6' 1" (3.60m x 1.85m)

The entrance hall has frosted uPVC door from the side, wood laminate flooring, cream decor with feature striped walls, radiator and pendant light.

Kitchen Diner

10' 9" x 14' 9" (3.27m x 4.50m)

The kitchen diner is a big selling feature of the house. One half of the room is the kitchen area, a light wood range of wall and base units with grey granite effect work tops and stainless steel sink drainer over provide excellent storage and worktop space. The left hand side of the room is the dining area, which also has an under stair cupboard for further storage. There are integral appliances fitted including gas hob with extractor over, electric oven grill and space for tall fridge freezer, washing machine and tumble-dryer and dishwasher. The room has cream splash back tiling and decor, the floor has a grey tile effect laminate laid, there is a uPVC window to the rear and uPVC door to the rear also, ceiling light and radiator.

Lounge

13' 10" x 15' 0" (4.21m x 4.58m)

The main lounge in the property is located to the front of the house and is an L shaped room. There are two front windows with vertical blinds which bring a good amount of light into the room, there is cream decor with feature wall. grey carpet, radiator, pendant light and cream fireplace.

Cloakroom

6' 6" x 3' 2" (1.97m x 0.96m)

The cloakroom is located off the main hallway and offers a white wash basin and WC, ideal for young families or guests. The room has white and purple decor, tile effect vinyl floor, white tiled splash backs, extractor and ceiling light.

Bedroom One

15' 5" x 8' 1" (4.71m x 2.46m)

The main bedroom is a good sized double, it's a long room which has a front uPVC double glazed window with vertical blinds and gas central heated radiator. The room has grey and white decor, grey wood laminate floor and pendant light.

Bedroom Two

12' 10" x 8' 1" (3.91m x 2.47m)

The second of the bedrooms is located to the rear of the first floor and is a good double size. The room has enough space for a large bed and wardrobes, plus it benefits from a rear uPVC double glazed window with vertical blinds and gas central heated radiator. The room has cream decor with a feature wall, brown carpet and pendant light.

Bedroom Three

9' 3" x 7' 3" (2.82m x 2.21m)

The third bedroom is the smallest out of the three however it is larger than normal for a third room, as you can see from the photos.

Bathroom

5' 10" x 6' 6" (1.78m x 1.98m)

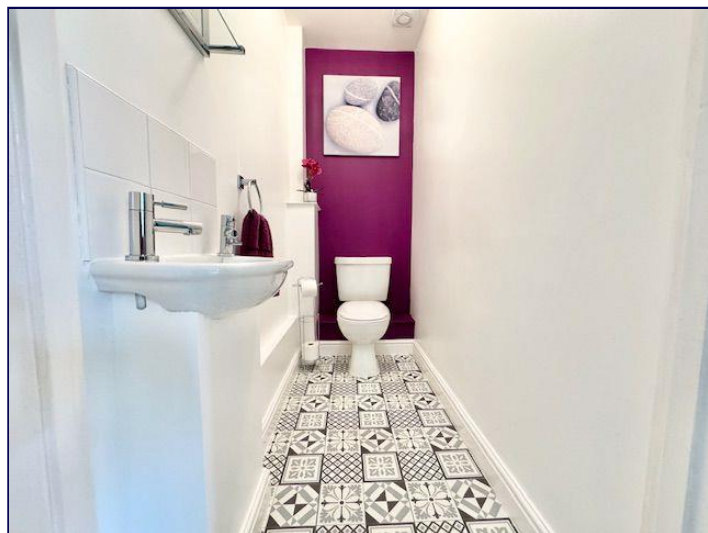
Located at the top of the landing, the family bathroom has a bath with shower over and glass shower screen, there is a matching white wash basin and toilet. The room has fully tiled white walls, tile effect vinyl floor, uPVC frosted window, ceiling light, extractor and radiator.

Rear Garden

The rear gardens are beautifully presented with large slab patio area to the back of the house leading around from the side of the house where there is also room for bins and gate to the side. The garden area is laid to neat lawn with landscaped seating area and gorgeous borders. The garden is enclosed by well maintained feather board fencing. The garden also benefits from a pile based solid timber shed built by the owner which has power and two timber doors, this shed is negotiable onto top of the price if the buyer would like it to stay. The rear garden also has power socket and outside tap.

Front garden and parking

The front of the property has open block paved driveway for one car with second space on opposite side of the Cul-de-sac road, there are gravel garden areas with slab path to the door which is located on the side of the house. A newly established laurel hedge runs on the side boundary with access from the side and rear.



Tenure

Believed to be Leasehold with 82 years remaining on the lease, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

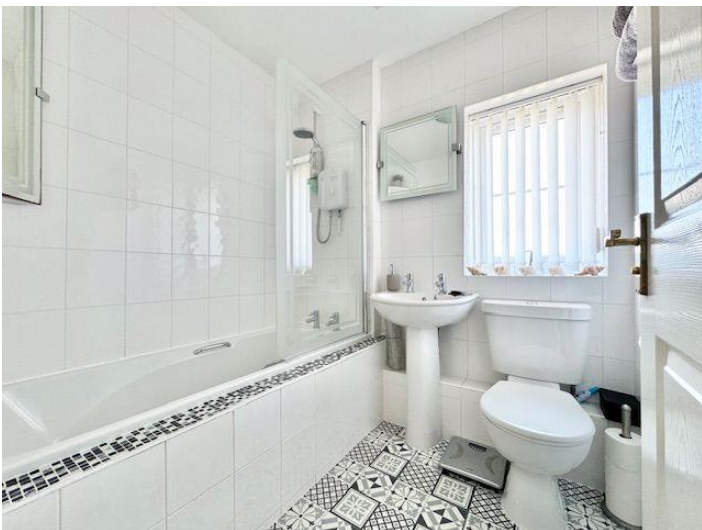
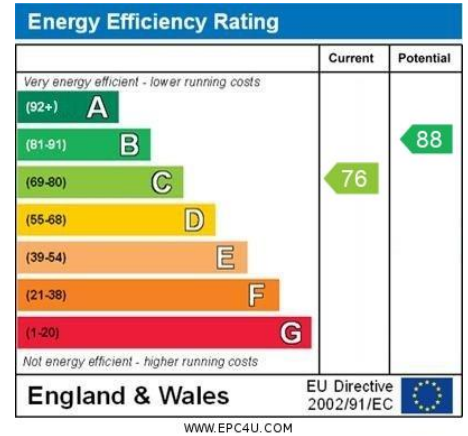
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

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

Council Tax Information

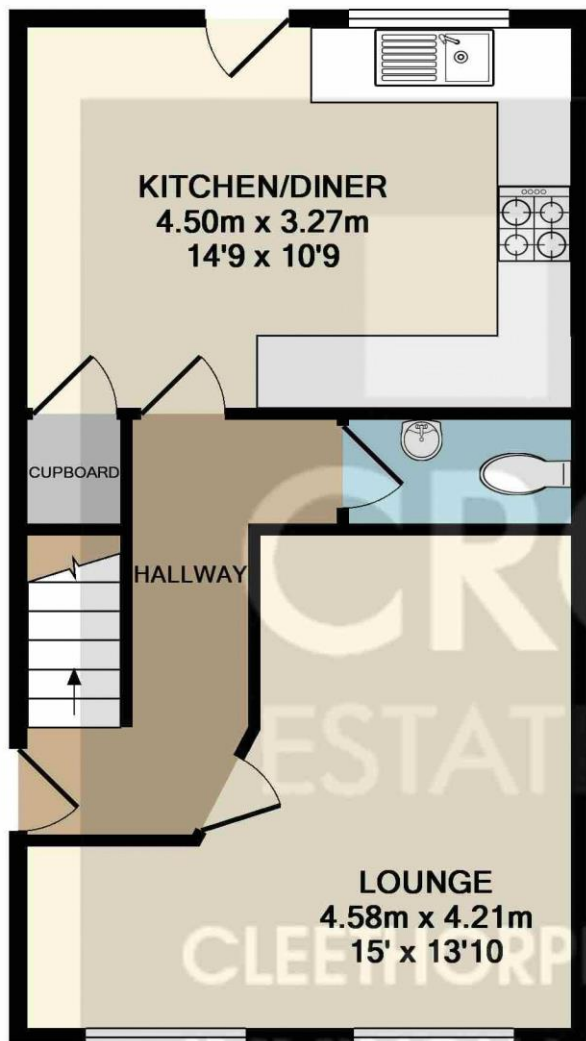
Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



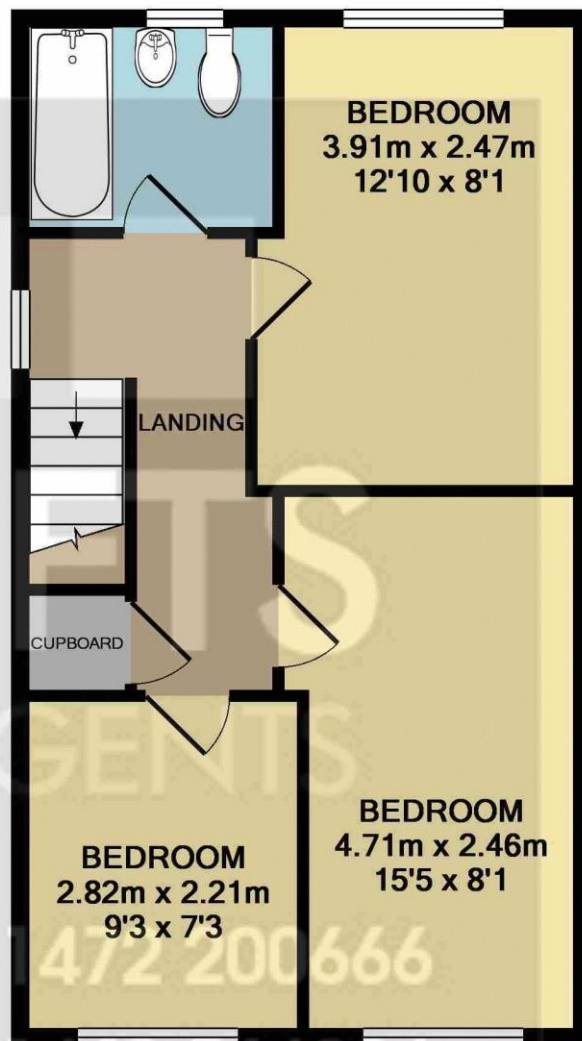


OPEN 7 DAYS A WEEK

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)



GROUND FLOOR
APPROX. FLOOR
AREA 38.6 SQ.M.
(416 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.6 SQ.M.
(416 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.2 SQ.M. (831 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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