# PASSIONATE ABOUT PROPERTY

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Mereside Jubilee Road North Somercotes LN11 7LH This deceptively large three bedroom link detached bungalow lies in this ever popular village of North Somercotes, found just off Jubilee road with easy reach of amenities and neighbouring villages. Offered for sale with NO FORWARD CHAIN, the property resides in fantastic mature private gardens and also has the benefit of a large workshop and separate storage room in the grounds. The bungalow could benefit from some updating but is very tidy and well maintained and does offer great, flexible living accommodation for potential purchasers. Accommodation is comprised of: Entrance hallway with loft hatch and radiator, Lounge dining room, fitted kitchen, sun room, three bedrooms, modern wet room suite and integral garage. Outside, the property is approached by a long driveway and established front garden with stocked borders. The rear garden is perhaps the most impressive having an extensive mature plot which provides scope for extending and fantastic space for entertaining or al fresco dining. There is a large workshop which has potential for conversion, plus a sectional storage room.

£325,000

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#### **Entrance Hall**

An "L" shaped hallway, with loft hatch and radiator

#### Lounge dining room

19' 6"x 21' 10" (5.95m x 6.66m) A large open plan "L" shaped room with two uPVC windows to front , fireplace and radiator

#### Kitchen

11'  $6" \times 10' 6" (3.499m \times 3.195m)$ uPVC door and window to rear leading to sun room. built in cupboard, range of fitted units with hob, integral oven and sink unit

#### Sun room

5' 6" x 11' 8" (1.688m x 3.55m) uPVC window to side and rear, uPVC rear entrance door, door to side leading to integral garage

#### **Bedroom One**

11' 5" x 10' 6" (3.49m x 3.2m) uPVC window to rear, radiator

#### Bedroom two

10' 7" x 9' 6" (3.216m x 2.9m) uPVC window to side, radiator

#### Bedroomthree

9' 7" x 8' 10" (2.912m x 2.69m) uPVC window to side, radiator

#### Wet room

6' 4" x 7' 10" (1.93m x 2.386m) uPVC window to side, wash basin, low flush w/c and shower

#### Garage

20' 2" x 8' 8" (6.138m x 2.65m) up and over door, wall mounted combi boiler , uPVC window to rear .

#### Cloakroom

3' 8" x 2' 7" (1.12m x 0.79m) uPVC window to rear, low flush w/c

#### Workshop

17' 11" x 15' 0" (5.47m x 4.57m)



double doors to rear, door to front, window to side, light and power

#### Store room

15' 5" x 7' 10" (4.7m x 2.4m) door to front, window to side

#### Outside

The property is approached by a long driveway and concrete front garden with established borders. The rear garden has a paved patio and huge lawned garden/ paddock with detached brick outbuilding and concrete sectional storage room. A large mature private rear plot



#### 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 websitewww.voa.gov.uk/cti  $% \left( \frac{1}{2}\right) =0$ 



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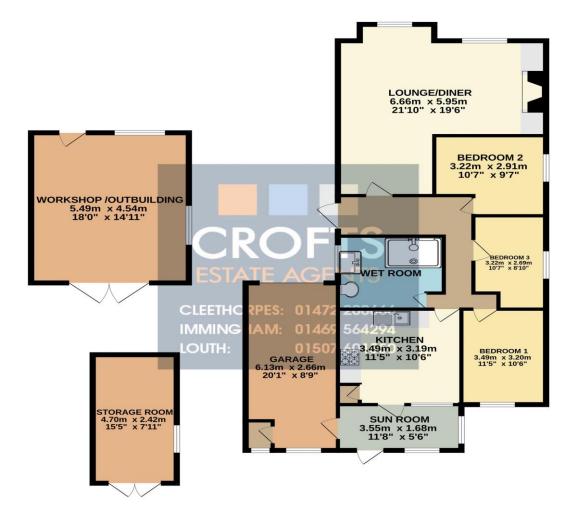




## OPEN 7 DAYS A WEEK

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

#### GROUND FLOOR 138.6 sq.m. (1492 sq.ft.) approx.



TOTAL FLOOR AREA: 138.6 sq.m. (1492 sq.ft.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms 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 purchase. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metropix 20024

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