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



**Brock House
Keeling Street
North Somercotes
LN11 7PW**

**Offers in the Region Of
£460,000**

This superb detached family home lies in the popular coastal village of North Somercotes, with easy access to Louth and its many amenities. Extending over 1800 sq.ft of living accommodation, the property resides within fantastic grounds of 1 acre (STS), including paddock and stables, ideal for a number of purposes including equestrian use. The property offers flexible and generous living accommodation throughout which is ideal for families, with internal viewings essential in order to truly appreciate this ideal family home. Accommodation is comprised of: Entrance hallway, shower room, 23 ft Lounge with log burner, Dining room, fitted kitchen, rear lobby, utility room, snug/ sitting room, integral double garage, landing, 4 double bedrooms and family bathroom suite. Outside, there is a large block paved in and out driveway to the front accessed by secure gates. The rear garden is a really good size, having a summerhouse, patio and lawn, with a gate leading to the paddock, which has a large stable block with tack room/store, ideal for equestrian pursuits, or offering potential for conversion for a number of other uses.

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Entrance Hallway

14' 6" x 5' 7" (4.43m x 1.69m)

Composite front entrance door. Stairs to first floor landing, laminate floor, radiator.

Lounge

23' 5" x 13' 7" (7.15m x 4.129m)

uPVC window to front, side and rear, log burning stove, laminate floor, radiators.

Shower Room

8' 0" x 5' 5" (2.43m x 1.66m)

Opaque uPVC window to rear, walk in the shower cubicle, low flush w/c, wash basin

Dining Room

9' 11" x 11' 7" (3.03m x 3.54m)

uPVC window to front, open plan archway into kitchen, radiator, tiled flooring

Fitted Kitchen

12' 6" x 11' 6" (3.8m x 3.5m)

uPVC window to rear. Extensive range of bespoke fitted kitchen incorporating wall and base units, incorporating a range of integral appliances, sink unit with draining board and mixer tap. Tiled floor and door to side leads to rear lobby

Rear Lobby

7' 1" x 6' 7" (2.163m x 2.005m)

Stable door to side leads to rear garden. Open entrance to rear accesses utility area. Door to opposite side leads to Snug/ sitting room. Door to front leads to integral double garage. Double built in storage cupboard.

Snug/ sitting room

12' 4" x 11' 9" (3.75m x 3.571m)

uPVC window to rear, radiator

Utility room

4' 5" x 4' 8" (1.35m x 1.43m)

Plumbing for washing machine

Integral double garage

Leading off the rear lobby, twin electric doors to front, light and power

First Floor Landing

17' 2" x 5' 6" (5.23m x 1.68m)

uPVC window to front

Bedroom 1

13' 3" x 13' 7" (4.04m x 4.133m)

uPVC window to front, radiator

Bedroom 2

11' 8" x 11' 6" (3.549m x 3.494m)

uPVC window to front, radiator

Bedroom 3

9' 4" x 13' 6" (2.85m x 4.120m)

uPVC to rear, radiator

Bedroom 4

11' 5" x 11' 8" (3.478m x 3.546m)

measurement includes wardrobe depth. uPVC window to rear, radiator, 2 built in double wardrobes,

Bathroom

9' 9" x 5' 10" (2.96m x 1.78m)

uPVC window to rear, heated towel rail, panelled bath, low flush w/c and vanity wash basin. Double built in storage cupboard.

Outside

Front of the property is accessed by in and out block paved driveway with in and out access, enclosed by secure solid gates. The rear garden is a nice size, comprising patio and lawn with large wooden summerhouse. Gate to rear leads to the large grass paddock, which houses a brick built stable block which comprises of Tack room and three stables each accessed by stable doors.



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 D: 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
118.4 sq.m. (1274 sq.ft.) approx.

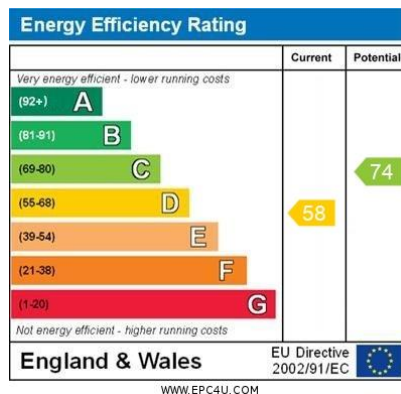
1ST FLOOR
64.2 sq.m. (691 sq.ft.) approx.



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TOTAL FLOOR AREA : 182.6 sq.m. (1965 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 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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