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



2 Dunes Cottage Coastguard Road, Donna Nook North Somercotes
Louth
LN11 7PA

£215,000

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Property Description

NO FOWARD CHAIN: Nestled in this beautiful coastal position is this stunning extended cottage, located in Donna Nook, a designated conservation area and nature reserve managed by the Lincolnshire Wildlife Trust. Known locally as one of the "coastguard cottages", the property is situated within a 2 minute walk from the beach, King Charles coastal walk and seal coastal reserve. The property has the benefit of a long driveway providing ample off road parking and a large private garden to the rear, having undergone a complete transformation in recent years, being significantly upgraded and extended to an exceptional standard throughout. Internal viewings are highly recommended in order to fully appreciate the highly deceptive living accommodation on offer, which is comprised of: Hallway, open plan breakfast kitchen, sitting room, lounge, dining room and study/ optional 4th bedroom, with three spacious bedrooms and family bathroom suite to the first floor. In addition to the renovation works, the property has had a brand new sewage treatment plant installed, ensuring clean and efficient drainage. There is a large driveway to the front and beautifully maintained and private garden to the rear.

Entrance

15' 2" x 6' 5" (4.612m x 1.946m)

uPVC door to side opens into living accommodation. Opaque uPVC window to front, column radiator with rail, tiled flooring, two velux windows. Door to side opens into storage cupboard housing oil fired combination boiler and a uPVC window to front. Open plan entrance into breakfast kitchen

Breakfast kitchen

7' 3" x 15' 7" (1.940m x 4.741m)

uPVC window to front. Range of bespoke fitted units incorporating large belfast style sink unit with plumbing for dishwasher and washing machine and solid wood worktops. Connections for cooker. Tiled splashbacks and fully tiled floor. Open plan entrance into sitting room

Sitting room

9' 11" x 12' 2" (3.031m x 3.714m)

Oak laminate flooring, radiator, open entrance into dining room. Open entrance to side into rear hallway. Cast iron multi fuel stove.

Dining Room

8' 8" x 15' 9" (2.647m x 4.799m)

Velux window to ceiling, uPVC window to rear, oak laminate flooring, vertical column radiator. Open entrance leading to inner hall with stairs rising to the first floor landing and door to side leads

into lounge. Door to side opens into study/ optional 4th bedrooms, door to rear leads into rear porch.

Lounge

16' 11" x 10' 10" (5.160m x 3.301m)

Accessed from the inner hallway via a side door. uPVC window to front. Cast iron log burning stove, radiator

Study / 4th bedroom

9' 5" x 9' 4" (2.880m x 2.854m)

Large velux window, with uPVC window to rear. Vertical column radiator, oak laminate flooring.

Rear Porch

3' 7" x 5' 4" (1.096m x 1.625m)

uPVC door to rear leading to rear garden. Space for coats and shoes

First Floor Landing

uPVC window to front. Radiator, laminated flooring and built in storage cupboards.

Bedroom 1

9' 9" x 12' 4" (2.973m x 3.769m)

uPVC window to rear, radiator, modern flooring and built in storage cupboard

Bedroom 2

12' 6" x 10' 11" (3.809m x 3.335m)

uPVC window to rear, radiator, coving to ceiling, modern flooring

Bedroom 3

9' 3" x 6' 11" (2.829m x 2.100m)

uPVC window to front, radiator and modern flooring

Bathroom

6' 6" x 7' 6" (1.977m x 2.277m)

Opaque uPVC window to front. Close coupled w/c, pedestal wash basin, panelled bath with shower attachment and shower screen door. Tiled walls, tiled floor, radiator

Outside

The front of the property is accessed on Coastguard Road, which is accessed just off Donna Nook Road. There is a long gravelled

driveway to the front accessed by double wooden gates providing secure off road parking. To the rear is a large private garden with patio and summerhouse and established shrubs and plants. A large lawn area is enclosed by tall wood panel fencing and leads to a further private patio area with wood panel storage shed. There is also a further parking space and outbuilding behind the garden, as well as steps leading up towards the coastal pathway and beach area.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be accessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant

office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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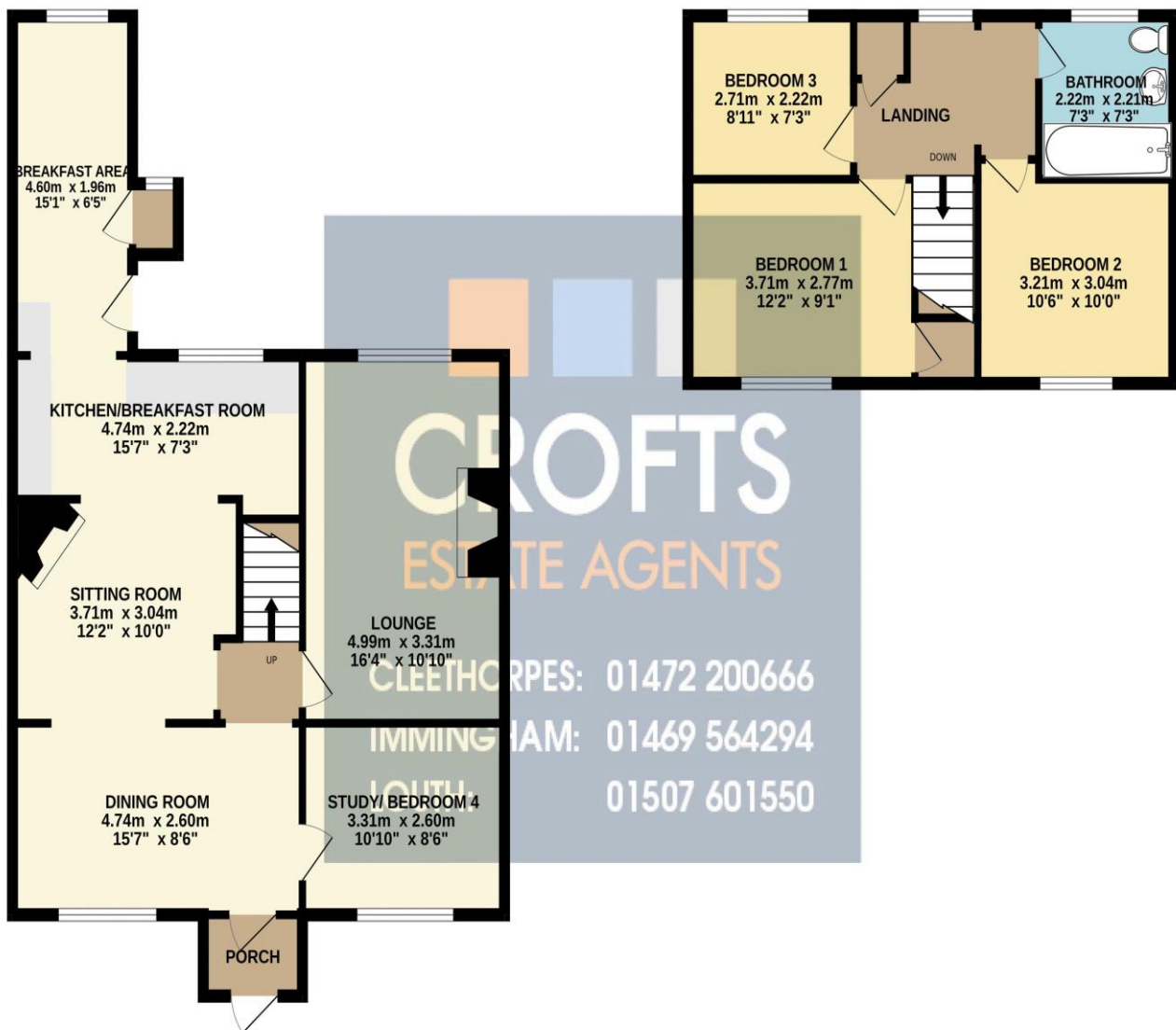


OPEN 7 DAYS A WEEK

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

GROUND FLOOR
70.7 sq.m. (761 sq.ft.) approx.

1ST FLOOR
39.6 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA: 110.3 sq.m. (1187 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 misstatement. 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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