

# MARTIN MASLIN

**FLAT 3 "THE PANTILES"  
CHURCHILL ROAD  
NORTH SOMERCOTES  
LOUTH  
LINCOLNSHIRE  
LN11 7QW**



An excellent opportunity to acquire this superb and well presented first floor flat, ideal for a first time buyer or air b&b/ investment opportunity, with the benefit of owning the freehold title. The well presented flat has furniture available and is perfectly placed in the centre of this popular coastal village, within walking distance of the local Bay Horse pub, shops and amenities. The accommodation comprises of it's own private Entrance door, with staircase to the first floor Landing. Serving a comfortable Lounge, a well equipped modern Kitchen with built-in appliances and space for dining table, two good sized Bedrooms and a smart modern Bathroom suite in white. Outside there is a small enclosed shared rear Garden, with on street parking. The property benefits from electric night heaters and uPVC double glazing. Perfect lock up and go property offered with No Forward Chain.

**£84,950**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

## ENTRANCE

With its own private entrance and smart composite door leading directly into the ground floor hallway, where the staircase leads to the first floor landing.

## LOUNGE

**3.51m (11'6") x 4.19m (13'9") x (17'2" into recess**

A comfortable lounge with two double glazed front facing windows, recess lighting and a Farho electric night storage heater.

## KITCHEN

**4.17m (13'8") x 2.18m (7'2")**

A smart modern kitchen with range of white high gloss base and wall mounted units, with contrasting work surfaces incorporating a one and a half bowl sink with a mixer tap and tiled splashback. There is a built-in single fan assisted oven and grill. Other appliances include a four ring electric hob with overhead extractor fan and light, and there is plumbing for an automatic washing machine. The kitchen has room for a small table and chairs, a Farho electric radiators and useful built in storage cupboard, hosting the boiler and water meter with some additional storage space. It has a fashionable laminate floor and the UPVC double glazed window.

## BEDROOM 1

**4.17m (13'8") x 3.43m (11'3")**

A lovely sized double bedroom with an interesting shaped roof line, a Farho electric night storage heater and UPVC double glazed front window.

## BEDROOM 2

**2.21m (7'3") x 1.96m (6'5")**

A good sized second bedroom with built in storage cupboard, a farho electric night storage heater and double glazed window.

## BATHROOM

**3.17m (10'5") x 1.27m (4'2")**

A modern part tiled bathroom, with white suite comprising low flush W/C, pedestal wash hand basin and a P shaped panelled bath with overhead shower. There is a double glazed side window and heated towel rail.

## OUTSIDE

There is no garden space with the flat but we are advised by the vendor that access can be provided for services such as window cleaning.

## GENERAL INFORMATION

Water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms general website. Central heating is provided by the new Farho installed electric night storage heaters, located in each room. The property has the benefit of UPVC framed double glazing. It falls in the jurisdiction of the West Lindsey District Council, and is in Council tax Band A, the tenure is Freehold awaiting confirmation from the vendor.



ENTRANCE



LOUNGE



KITCHEN



BEDROOM ONE



BEDROOM TWO



BATHROOM

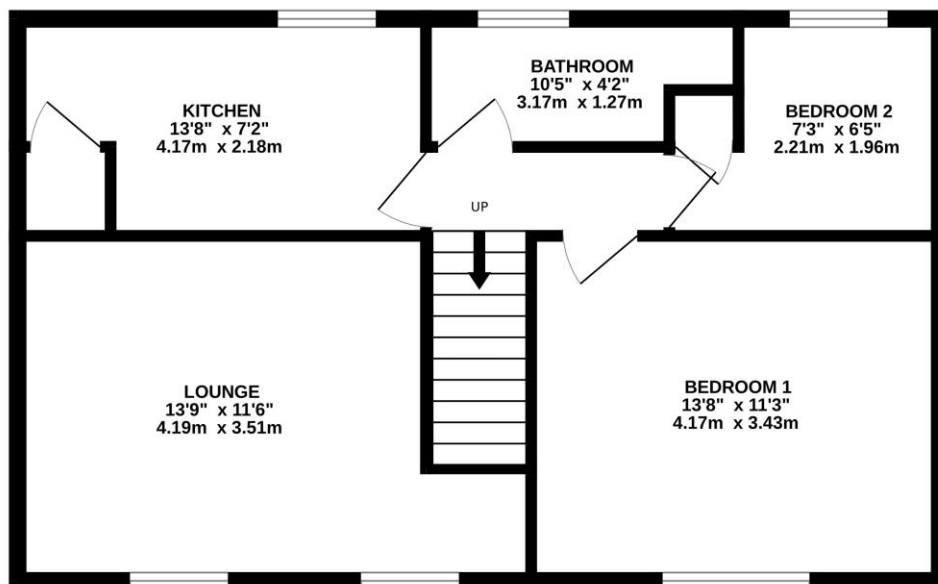


OUTSIDE



OUTSIDE

TOP FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) 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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**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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