



CHOICE PROPERTIES

Estate Agents

1 Warren Side,

North Somercotes, LN11 7NL

Reduced To £215,000



Welcome to this charming end terrace house located in the tranquil area of Warren Side, North Somercotes, Louth. This delightful property has been renovated by the current owners and boasts 1 reception rooms and a large sun lounge perfect for entertaining guests or simply relaxing with your loved ones.

One of the standout features of this property is the solar panels, offering you an eco-friendly way to power your home and save on energy bills.

Step outside to discover the generous garden, ideal for enjoying the fresh air, hosting summer barbecues, or simply unwinding in your own outdoor sanctuary. The peaceful location of this house provides a serene atmosphere, but is only a short walk from the town and local amenities.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of this property for yourself.

Offering generously proportioned rooms throughout and having the added benefit of triple glazed windows and a double glazed sun lounge together with a newly fitted boiler, the beautifully presented accommodation comprises:-

Entrance lobby

Staircase to the first floor, door to:-

Reception Room

12'0" x 15'3"

Upvc triple aspect window to the front aspect, wood burner set into featured surround with tiled hearth and wooden mantle, TV Aerial point, telephone point, door to lobby, door to:-

Kitchen

8'2" x 10'0"

Fitted with a range of wall and base units with worktops over, porcelain sink unit with mixer taps, cooker point, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, feature opening into:-

Conservatory

12'9" x 9'3"

With double glazed windows, glass pitched roof, French double opening patio doors leading out onto the beautiful rear garden.

Lobby

Wall mounted cupboard housing the consumer unit., door to:-

Bathroom

8'2" x 4'11"

Fitted with a modern three piece suite comprising panelled bath with mixer tap and electric shower over, wash had basin set into vanity unit with mixer tap, dual flush w.c., tiled splash back, triple glazed window to the rear aspect.

Landing

Doors to bedrooms 1 & 2.

Bedroom 1

12'0" x 12'0"

Spacious double bedroom with built in storage, uPVC triple glazed window to the front aspect.

Bedroom 2

8'2" x 15'3"

Spacious double bedroom overlooking the garden, Dual aspect uPVC triple glazed windows, loft access, wall mounted 'Worcester' combination boiler - newly fitted 1 year ago.

Driveway

Paved driveway providing off road parking.

Garden

To the rear of the property you will find a generously sized garden which is privately enclosed with fencing to the boundaries. The garden is partly laid to lawn and features an abundance of established plants, trees and shrubbery throughout. There are two seating areas - a paved patio located outside the conservatory and a raised decked area to the side with feature timber pergola. This is the perfect garden to host and entertain guests and also has plenty of sunshine. To the very rear of the garden is a Summerhouse and shed - both with power and lighting.

Tenure

Freehold.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - A.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

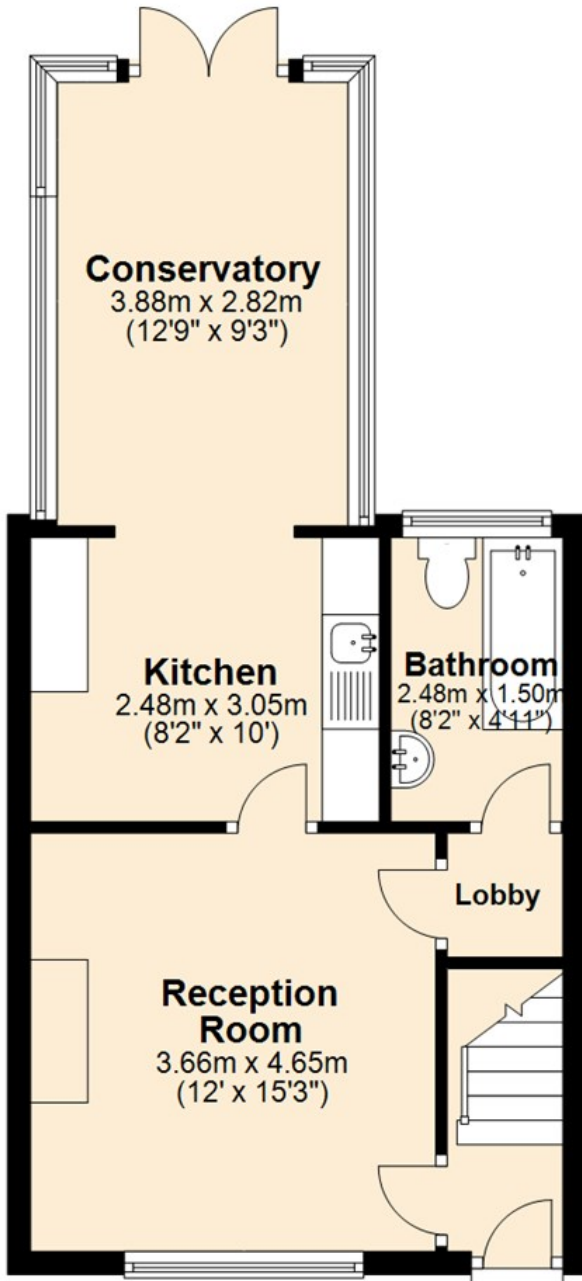
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





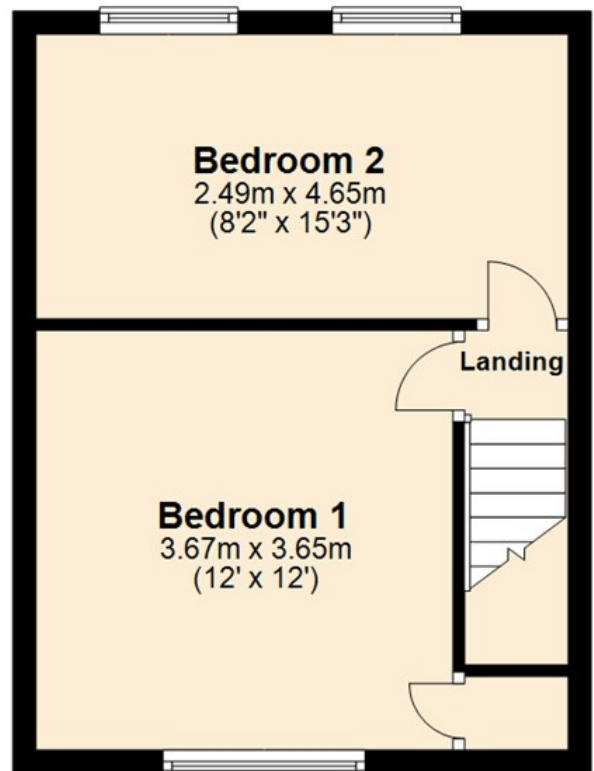
Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)

Directions

Use the postcode 'LN11 7NL' in the SATNAV and it will take you directly to the property.

