



**GIBSONS GARDENS, NORTH SOMERCOTES, LOUTH, LN11 7QH**  
**GUIDE PRICE £265,000**



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FOR  
TEA

**\*\*\*READY TO MOVE IN\*\*\***

TES Property are delighted to offer for sale this modern two bedroom detached bungalow located in a popular residential area close to local shops and amenities.

This well presented and stylish property offers generous living accommodation throughout. Benefitting from a spacious dining kitchen, two double bedrooms, bathroom and a large living room. There is a detached single garage and driveway with ample parking for a number of vehicles. The secure rear garden is south facing and is mostly laid to lawn for ease and maintenance.

The property has been greatly improved by the current owner, including new flat roof on the garage and new gutters throughout in 2019.

Viewing is highly recommended to appreciate all this property has to offer.



## Location

North Somercotes is a coastal village situated midway between the sea side towns of Mablethorpe and Cleethorpes. It is approximately 10 miles from Louth, 18 miles from Grimsby and 38 miles from Lincoln.

It is well serviced with a wealth of amenities, including two village pubs, an authentic Italian restaurant, two well stocked convenience stores, a post office, a green grocery and a popular farm shop and café. As well as doctors' surgery, a nursery, a primary and a secondary school. There is also a holiday park on the south side of the village with a picturesque fishing lake.

There are some pleasant walks nearby whilst the beach and coastal pathways are less than 1.5 miles away as well as the Nature Reserve Donna Nook which is less than 3 miles away, famous for its population of grey seals that visit during the winter months

## Porch

Enter the property via a uPVC part glazed door into the storm porch with coat hooks and lighting.

## Entrance Hall

A fully uPVC glazed door leads into a spacious hallway with a central heating radiator, coving to ceiling, doors leading to all rooms and access to the part boarded loft with drop down ladder and lighting. The boiler is located in the loft.

## Living Room

17'11" x 11'11"

With French style uPVC patio doors providing access to the rear garden, a uPVC double glazed window to the side aspect, a central heating radiator, a feature electric remote controlled fire with wooden surround and coving to ceiling.

## Kitchen

13'11" x 10'11"

The kitchen is fitted with a generous range of modern wall, base and drawer units with under unit lighting and contrasting worktops with one and a half bowl stainless steel sink unit with chrome mixer taps and drainer and a four burner induction hob with extractor fan above. There is an integrated oven, grill and plate warmer, an integrated fridge and freezer, integrated dishwasher and an integrated washing machine. There is spotlights to the ceiling with coving, two uPVC double glazed windows to rear and side aspect, central heating radiator, carbon monoxide detector, tiled flooring and a fully uPVC glazed door leading to the rear garden.

## Shower Room

6'6" x 7'3"

Fitted with a modern three piece white suite comprising a walk in double shower cubicle with shower screen and an electric power shower, integrated W.C with a range of fitted vanity units with contrasting worktops, an inset wash basin with mixer taps. There is tiled walls, tiled flooring, frosted uPVC window to side aspect, a heated towel rail, electric shaving point and an airing cupboard housing the hot water boiler.

## Bedroom One

11'10" x 11'5"

With a uPVC bay window to the front aspect, a central heating radiator, TV aerial point and coving to ceiling.

## Bedroom Two

11'10" x 11'5"

Generous double bedroom with uPVC window to the front aspect, central heating radiator, TV aerial point and coving to ceiling.

## Garage

19'5" x 9'5"

Single garage with up and over door, power, lighting, frosted uPVC window to rear aspect and pedestrian access to the rear garden.

## Front Garden

The front garden is mainly laid to lawn and has a wooden fence with a pedestrian gate and pathway leading to the front door. There are double timber gates leading to the drive way with a six foot fence with a timber gate to the side of the house which leads to the back garden and the single garage.

## Rear Garden

The area is south facing and is fully enclosed and mainly laid to lawn, the LPG gas tank is located in the garden and is neatly hidden behind trellis. Directly to the rear of the property is a concrete patio area.

## Services

Mains water, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

## Brochure Prepared

January 2024.

## Council Tax Band

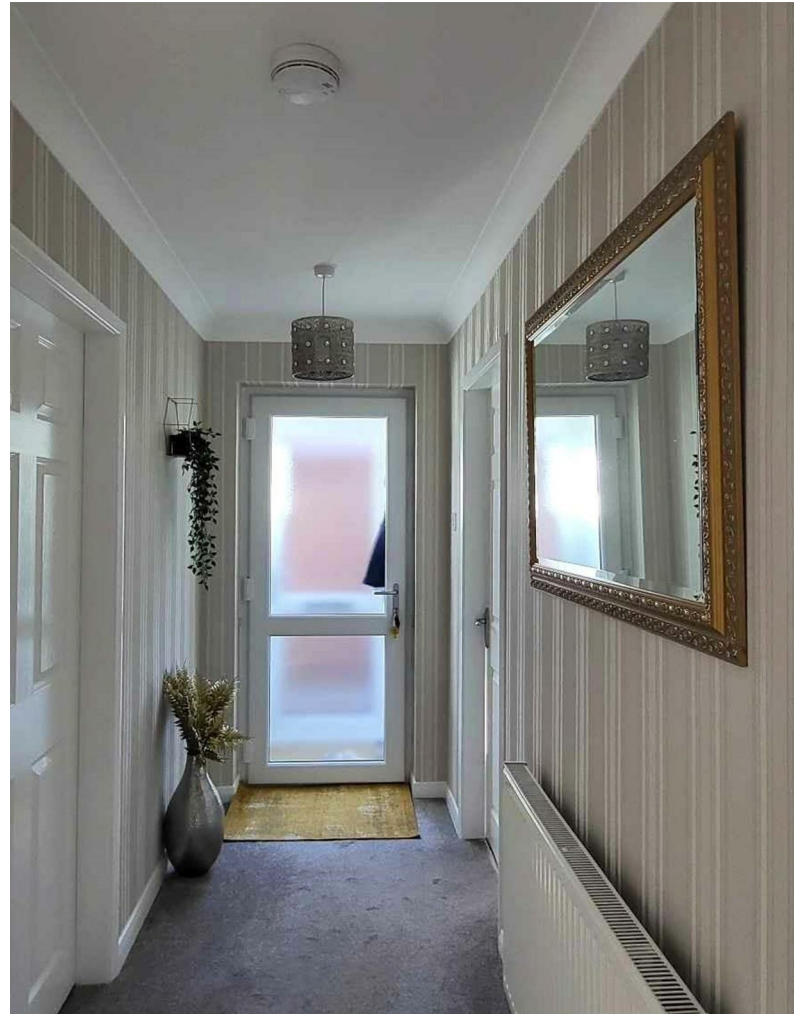
East Lindsey Council Tax Band: B

## Viewings

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

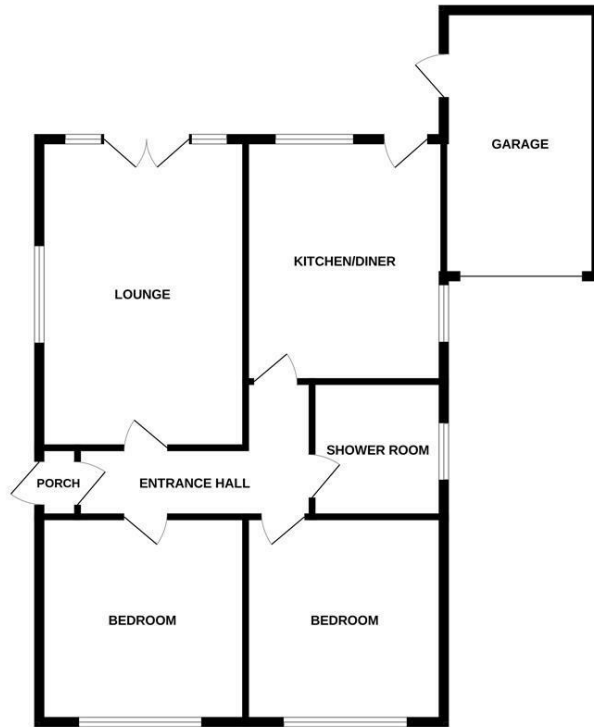
## Opening Hours

Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

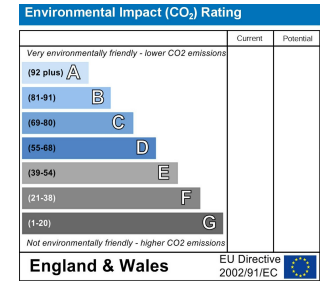
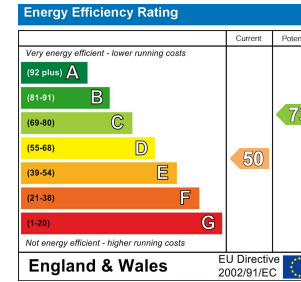




GROUND FLOOR



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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To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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