



EAU BANK, NORTH SOMERCOTES, LOUTH, LN11
ASKING PRICE £525,000



TES Property is delighted to bring to the market this exceptional family home, built by its current owners providing spacious accommodation throughout on a sizeable mature and private plot with open views to the rear and ample parking for multiple vehicles with the added benefit of a detached double garage.

Inside the property, the accommodation offers two separate reception rooms, a utility room, and a cloak room. As well as a generous open plan kitchen, dining, living room which opens out onto a stunning patio area ideal for entertaining with open views to the countryside and also benefits from underfloor heating.

The first floor accommodation benefits from four bedrooms, with an en-suite off the primary bedroom and a large four piece family bathroom.

Externally the property does not disappoint, with exceptional front and rear gardens which offers a range of features designed for both practicality and enjoyment, including a brick store and dog house and a summer house.

The property is situated in the delightful village of North Somercotes. The village benefits from two village pubs, a post office, a doctors, primary and secondary school and much more, and is only 10 miles from the beautiful market town of Louth where there are weekly markets and a wide range of amenities. Viewing is highly recommended.





LOCATION - NORTH SOMERCOTES

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.

ENTRANCE HALLWAY

Step into Highbury through a uPVC front door, where a welcoming hallway awaits, featuring a carpeted return staircase with timber bannisters and spindles leading to the first floor. There is a uPVC double glazed window to the front and a convenient cloak cupboard nestled under the stairs offering a practical storage solution.

CLOAK ROOM

Fitted with two piece suite consisting of close coupled W.C and wash hand basin in vanity unit.

RECEPTION ROOM

11'10" x 18'4" + (7'10" x 2'5" bay)

With a large uPVC bay window to the front, the lounge is well lit with 4 wall uplights and central light fittings. The gas fireplace, with its black granite hearth and cream mantle, offers a cosy ambiance.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Split as follows

KITCHEN AREA

11'8" x 11'5"

Enter the kitchen through a frosted glass feature timber door. Fitted with a range of wall, base and drawer units with wooden worktop and tiled splashbacks, complete with integrated appliances, including dishwasher, double fridge, oven, grill, microwave and a Belfast one and a half sink with drainer. The kitchen flows into the dining and living area, with grey tiles covering the floor throughout. There are timber windows to the living area and a timber door leading to the utility room.

DINING AREA

8'2" x 11'10"

The dining area features spotlights to the ceiling, uPVC double glazed window to the side and opens onto the large living area.

LIVING AREA

23'9" max x 21'6" max

The spacious living area is flooded with an abundance of natural light through expansive uPVC double glazed windows and patio doors, seamlessly blending indoor and outdoor living. A large log burner stands proudly within a brick and tile hearth, complemented by a rustic wooden mantle. The space is illuminated by spotlights and wall uplights and equipped with a built-in speaker system for immersive sound. With the added comfort of underfloor heating, this living area offers a warm and inviting space for relaxation and entertainment.

UTILITY ROOM

9'10" x 10'4"

A generous sized utility room fitted with wall units and roll top worktop. There is an oil fired boiler, plumbing for washing machine and tumble dryer, space for a freezer, and uPVC double glazed window and door to rear. A useful airing cupboard houses the hot water cylinder and shelving.

GYM

16'11" x 10'4"

A home gym is accessed through a glass panelled timber door. It is equipped with a wall-mounted electric radiator, spotlights to the ceiling, uPVC double glazed window to the side and uPVC French doors leading onto the front driveway. Fitted double wardrobes and cupboards offer convenient storage for your exercise gear, keeping your workout space clutter-free.

FIRST FLOOR LANDING

L-shaped with uPVC double glazed window to the front, two cupboards with shelving and hanging rails, and loft access hatch.

BEDROOM 1

14'9" x 10'5"

Positioned at the front of the property with uPVC double glazed window to front, radiator and spotlights. Door into:

EN-SUITE

5'2" x 6'11"

Fitted with three piece suite consisting of glass corner shower cubicle, close coupled W.C, and wash hand basin with mixer tap in vanity storage unit. Fully tiled walls and floor with wall mounted towel radiator, storage cupboard, extractor fan and Velux window.

BEDROOM 2

11'10" x 11'10"

With uPVC double glazed window overlooking the rear garden, radiator and dimmable light.

BEDROOM 3

11'10" x 10'5"

With uPVC double glazed window to front, radiator and dimmable light.

BEDROOM 4

11'7" x 8'3"

Currently set up as an office with uPVC double glazed window to rear and radiator.

FAMILY BATHROOM

6'4" x 10'3"

The family bathroom is fitted with a four piece suite consisting of a whirlpool bath with central mixer tap, glass walk in shower cubicle, bowl sink with mixer tap in vanity storage unit, and close coupled W.C. The walls are fully tiled and there is a frosted uPVC double glazed window, wall mounted towel radiator, LED mirror, spotlights to ceiling and extractor fan.

FRONT GARDEN

Highbury is accessed via a brick driveway offering off-road parking for several vehicles. The property is bordered by a brick entrance wall with fencing and mature shrubs and hedging to the sides. The generous garden to front is laid to lawn with a feature street lamp standing proudly, adding character and charm to the front of the property.

REAR GARDEN

Wrapping around from the brick driveway, a paved patio area serves as a welcoming space for al fresco dining. Two gated entrances on either side of the property ensure privacy.

The garden is laid to lawn and bordered by fencing, hedging and mature shrubs. As you explore the outdoor space further, you will find a range of features designed for both practicality and enjoyment. A brick dog house and storage area, complete with an undercover porch and secure run, provide shelter and storage for your beloved pets and outdoor essentials. Adjacent to this, a brick shed with wooden double doors and light offers additional storage space for garden tools and equipment. A fenced off area houses a greenhouse and oil tank.

A wooden summerhouse provides a charming retreat, complete with bar area, space for fridge freezer, lighting and power. The summerhouse overlooks a further patio area with border lighting and raised koi carp pond which is equipped with a filter housed in a wooden shed.

DOUBLE GARAGE

18'3" x 18'2"

A brick built garage with electric roller door, shelving, walland base units, fuse box lighting, roof access and uPVC personnel door.

AGENT'S NOTE

Further land including stables and paddock may be available to purchase by negotiation.

TENURE

The property is believed to be freehold and we await solicitors confirmation.

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.

COUNCIL TAX BAND

East Lindsey Council Tax Band: C

BROCHURE PREPARED

April 2024

VIEWINGS

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

OPENING HOURS

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

Saturday 9:00am to 1:00pm



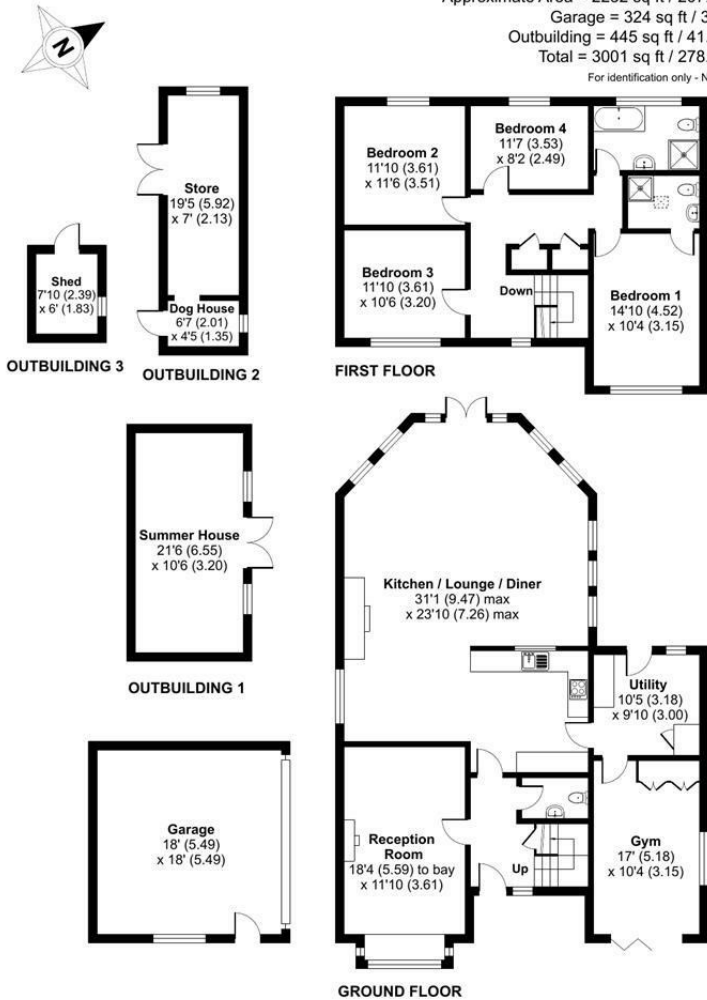




Eau Bank, North Somercotes, Louth, LN11

Approximate Area = 2232 sq ft / 207.3 sq m
 Garage = 324 sq ft / 30 sq m
 Outbuilding = 445 sq ft / 41.3 sq m
 Total = 3001 sq ft / 278.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for TES Property Ltd. REF: 1110404

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 56 | 75 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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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