



**JUBILEE ROAD, NORTH SOMERCOTES, LN11**  
**GUIDE PRICE £270,000**



It is a pleasure for TES Property to offer for sale this charming semi-detached house on Jubilee Road, North Somercotes! This property boasts a modern kitchen, dining room, living room and conservatory, plenty of space for relaxing with your family, along with a downstairs W.C and office. There are three bedrooms and a bathroom to the first floor.

One of the highlights of this property is the spacious driveway and garage providing ample off road parking, making it convenient for those with multiple cars or visitors. The open views to the rear of the house provide a peaceful and picturesque backdrop.

This house is move-in ready, requiring no work, allowing you to settle in and start enjoying your new home straight away. View now before it's too late.



## **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

## **Hallway**

Welcoming hallway with a door leading into the kitchen and living room, stair case to the first floor landing with a useful under stair storage cupboard and an additional three hidden pull out shoe racks. There is coving and spotlights to the ceiling, tiled flooring with a fitted door mat, consumer unit, smoke alarm and a radiator.

## **Living Room**

12'10" (max) x 14'7"

With feature fireplace with wooden mantel and bricked surround, built in storage cupboards along one wall, uPVC double glazed window to the front, coving to the ceiling, a radiator and doors leading into the dining room.

## **Kitchen**

8'6" x 14'6"

Modern kitchen fitted with a range of wall, base and drawer units with a complimentary work surface over, there is an integrated 'AEG' oven and grill with four ring induction hob with extractor hood above, one and a half bowl sink unit with drainer and mixer tap, space for an American style fridge freezer with storage above, tiled splashbacks and tiled flooring. There is a built in storage cupboard, coving to the ceiling, uPVC double glazed window to the rear, a radiator, and doors leading to the office, rear porch and dining room.

## **Rear Porch**

7'9" x 5'5"

Useful space with rear door leading out onto the rear patio area, uPVC double glazed window to the rear and side, tiled flooring and a door into the W.C.

## **W.C**

2'8" x 5'10"

Fitted with a W.C, uPVC double glazed privacy glass window to the side, fitted units to one wall, tiled flooring and a radiator.

## **Office**

6'10" x 9'5"

Multiuse room which is currently being used as an office and consists of fitted storage cupboards, uPVC double glazed window to the side, spotlights to the ceiling and an electric heater.

## **Dining Room**

9'9" x 8'7"

With tiled flooring, feature panelling to one wall, a sliding door into the conservatory, coving to the ceiling and a vertical radiator.

## **Conservatory**

19'1" x 7'10"

With uPVC double glazed windows to all three exterior walls with a door leading out to the rear garden.

## **First Floor Landing**

With access to all first floor rooms, built in airing cupboard which houses the hot water cylinder, coving and spotlights to the ceiling and a uPVC double glazed window to the side.

## **Bedroom One**

10'10" x 10'7" (max)

Double bedroom with fitted wardrobes to two walls, coving and spotlights to the ceiling, uPVC double glazed window to the front and a radiator.

## **Bedroom Two**

10'5" x 12'0"

Double bedroom with feature panelling to one wall, built in wardrobe to one wall, uPVC double glazed window to the rear, coving and spotlights to the ceiling and a radiator.

## **Bedroom Three**

7'10" x 7'6"

Single bedroom with uPVC double glazed window to the side, sliding folding door, access to the partly boarded loft, coving to the ceiling and a radiator.

## **Bathroom**

6'8" x 5'5"

Fitted with a modern three piece suite consisting of a panelled bath with shower head over, wash hand basin and W.C. There is a uPVC double glazed privacy glass window to the rear, heated towel rail, spotlights to the ceiling and splashbacks.

### **Garden Room**

9'4" x 22'7"

This outside garden room/ bar provides the perfect place for entertaining and hosting. Internally consisting of fitted storage units with breakfast bar and two drinks fridges, uPVC bi folding patio doors to the side, two electric heaters, T.V aerial point, LED light strips and spotlights to the ceiling and wall, feature panelling to one wall and power points.

### **Workshop / Shed**

12'10" x 7'1"

With power, lighting and uPVC double glazed window to the side.

### **Outside**

The property is fronted with a spacious part block paved part gravelled driveway which provides ample off road parking and leads down to the single garage. There are flower borders and planters to the side and a secure gateway leading into the side and rear garden.

The rear garden is the perfect place for hosting and alfresco dining in the summer months. Overlooking open fields to the rear, there is a large patio area with a pathway which continues down to the shed and garden room. The garden is fully secure with fencing to the boundary, an area laid to lawn, flower borders throughout, external lighting and power points. The oil tank is located in the rear garden.

### **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.

### **Tenure**

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

### **Brochure Prepared**

May 2024.

### **Council Tax Band**

East Lindsey Council Tax Band

### **Viewings**

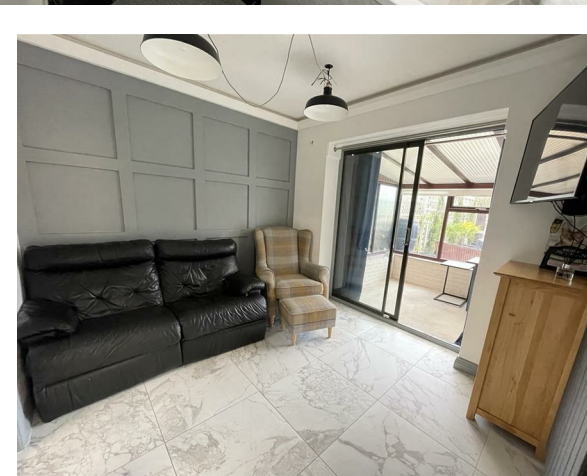
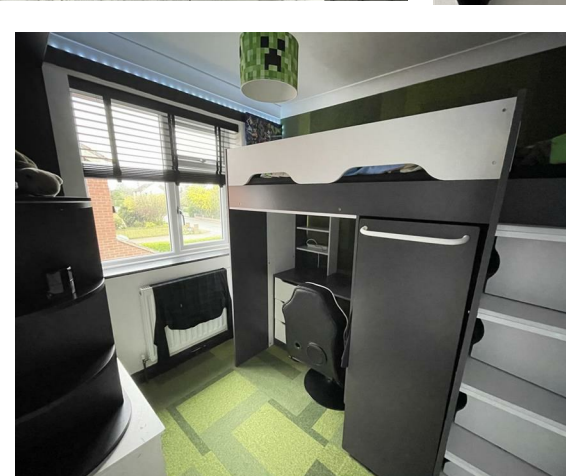
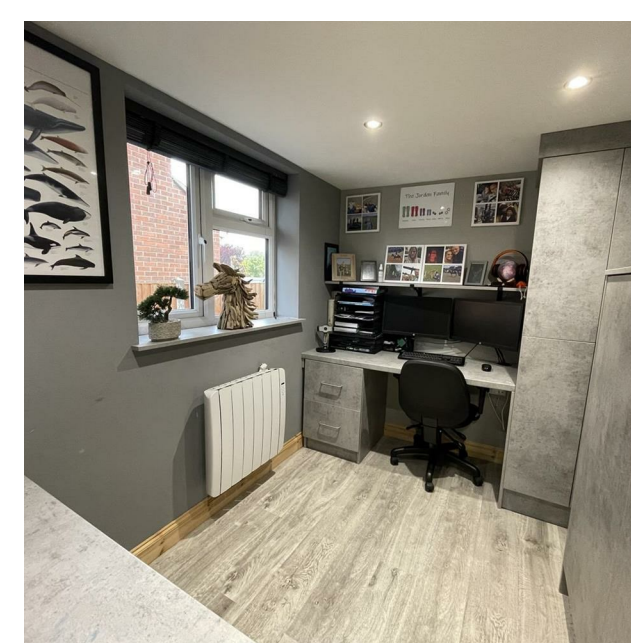
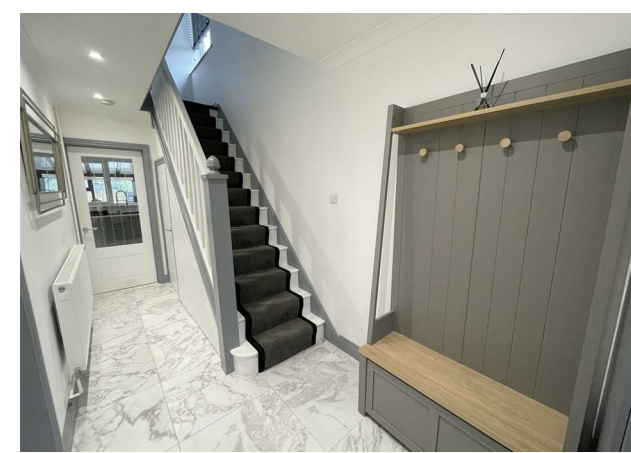
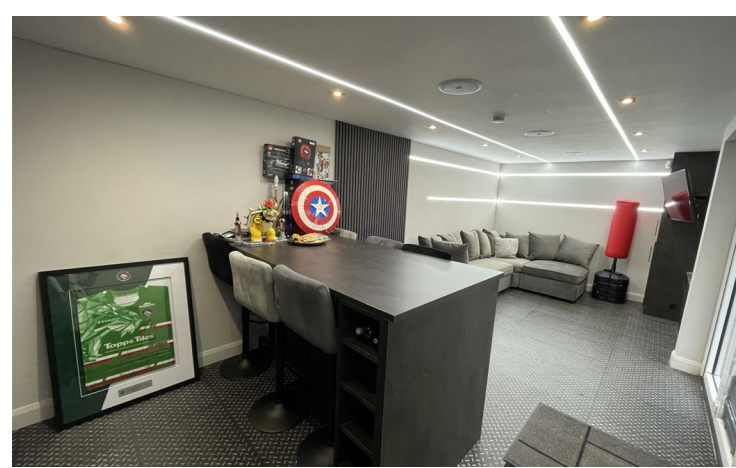
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

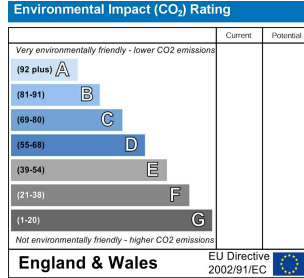
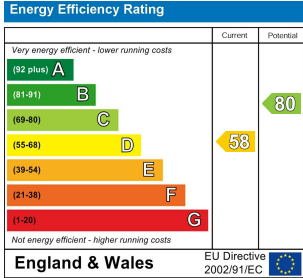
### **Opening Hours**

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

Saturday 9:00am to 1:00pm







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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