



**31 Woolpack Meadows, North Somercotes, Louth, LN11 7QG**  
**Asking Price £194,995**

TES Property bring to the market this move in ready family home located in the well serviced village of North Somercotes situated in a popular residential area within easy reach of shops and amenities. This delighted semi detached property offers sizeable rooms throughout consisting of a kitchen diner, living room, ground floor W.C, three bedrooms and a modern shower room. Externally benefitting from a low maintenance garden with views over the field behind, off road parking for multiple vehicles and a detached garage.

Viewing is highly advised!

## 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 Hall



Enter via a uPVC front door into the welcoming hallway with tiled floor, stairs to the first floor with a useful under stair storage cupboard, coving and a radiator. Doors lead to the W.C, living room and kitchen.

## W/C 3'2" x 7'7" (0.971m x 2.312m)

Fitted with a w/c and corner wash hand basin with tiled splashback, tiled flooring, uPVC double glazed privacy glass window to the front, extractor and radiator.

## Living Room 11'10" x 14'4" (3.607m x 4.385)



With uPVC double glazed bay window to the front, radiator, coving to the ceiling and laminate floor.

## Kitchen/Diner 11'2" x 19'9" (3.405m x 6.044m)



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a 1 bowl stainless steel sink unit with drainer and mixer tap, there is an integrated oven with 4 ring electric hob and extractor, integrated fridge freezer and space and plumbing for washing machine, dishwasher and tumble dryer. There are tiled splashbacks, laminate flooring, radiator and free standing oil fired boiler. Ample space for a dining table with uPVC double glazed window and patio door leading out to the rear garden.

## Landing



With doors into all first floor rooms, uPVC double glazed window to the side, coving to the ceiling and built-in storage cupboard with shelving.

## Bedroom 1 12'11" x 9'9" (3.957m x 2.976m )



Sizeable double room with radiator and uPVC double glazed window to the rear.

## Bedroom 2 12'8" x 10'5" (3.871m x 3.176m)



Spacious double bedroom with radiator and uPVC double glazed window to the front.

## Bedroom 3 6'9" x 9'4" (2.074m x 2.870m)



With uPVC double glazed window to the front, radiator and loft access hatch.

## Shower Room 6'0" x 9'8" (1.841m x 2.950m)



Fitted with a modern three piece suite consisting of a

large walk in shower with rainfall shower head, shower screen and splashback, w/c and wash hand basin with cupboards below, there is a uPVC double glazed privacy glass window to the rear, tiled floor, radiator and extractor.

## Outside



The rear garden is low maintenance laid with gravel with patio area and pathway. The area is fully enclosed with fencing to the boundary with gateway leading to the front of the property. There is a feature pond, outside tap and views out to field behind.

The property is located on a corner plot with parking for multiple vehicles down the side with a detached garage.

## Services

Mains water, drainage and electricity are understood to be connected with oil fired central heating. 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

August 2025.

## Council Tax

East Lindsey District Council Tax Band B.

## Viewings

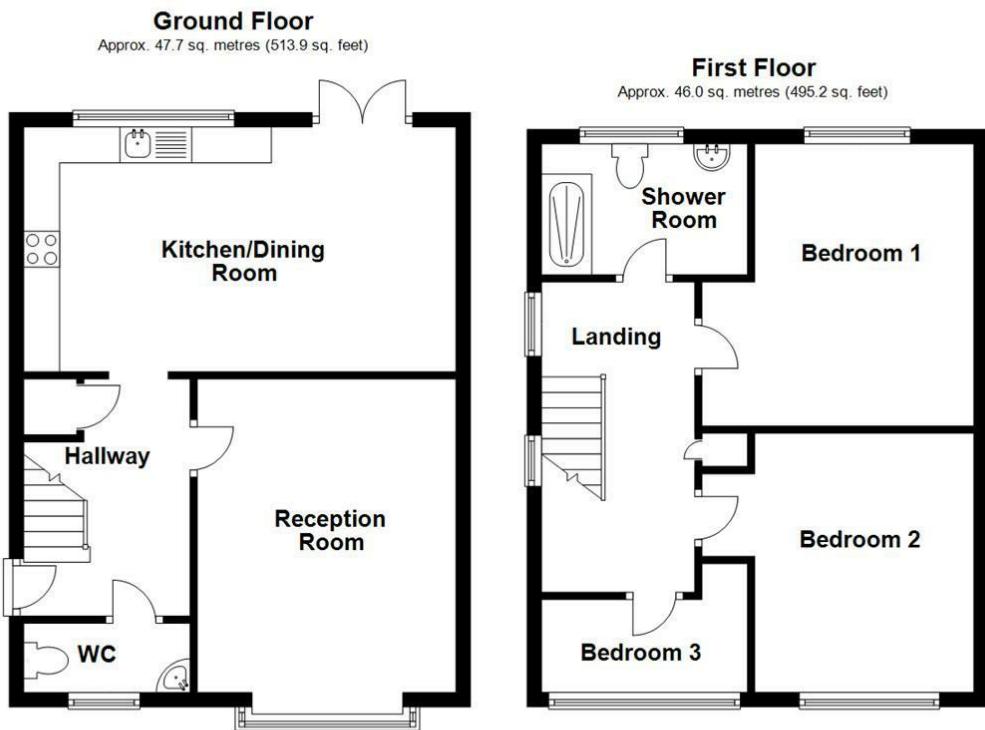
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

## Opening Hours

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

Saturday 9:00am to 1:00pm

## Floor Plan

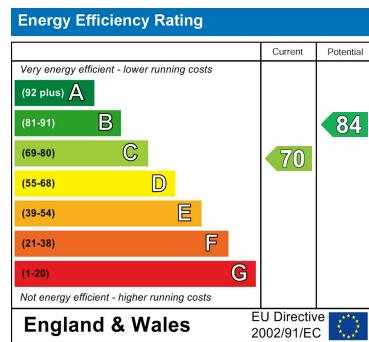


Total area: approx. 93.7 sq. metres (1009.1 sq. feet)

## Area Map



## Energy Efficiency Graph



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.