



PUMPKIN COTTAGE CONISHOLME ROAD NORTH SOMERCOTES LN11 7PS

£375,000
FREEHOLD

Well positioned within the thriving village of North Somercotes, this inviting detached family home is like the tardis!
Offering flexible and good sized family living space across two levels and the most beautiful gardens, a viewing is highly recommended.



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PUMPKIN COTTAGE



Description

Nestled in the charming and well serviced village of North Somercotes, this detached home offers a perfect blend of comfort and flexibility, making it an ideal home for a growing family.

Spanning an impressive 1,991 square feet boasting a well-thought-out layout that caters to modern living.

The large lounge is the heart of the home, featuring a cosy log burner creating a warm and inviting atmosphere. This room overlooks the beautifully maintained gardens, allowing natural light to flood the space. The lounge seamlessly flows into a contemporary breakfast kitchen, which is complemented by a useful adjoining utility/laundry room, perfect for managing the demands of family life. The bright and airy Dining Room is set to the front of the property and its convenient location next to the Breakfast Kitchen makes it ideal for entertaining.

The ground floor also accommodates two versatile bedrooms, which can easily be transformed into additional living rooms if desired. These rooms are conveniently serviced by a family bathroom, ensuring practicality for everyday use.

Ascending to the first floor, you will find two further bedrooms, each serviced by the first floor family bathroom, providing ample space for family members or guests.

Outside, the property is equally impressive. A gated driveway offers parking for up to five vehicles,

leading to a garage, a large workshop, additional storage space, vegetable garden and summerhouse/garden bar. The well-stocked and established gardens are fully secured, making them a safe haven for children and pets to play freely.

This property is not just a house; it is a home that promises comfort, space, and a welcoming environment for family life. With its desirable location and thoughtful design, it is a must-see for those seeking a new place to call home.

Entrance Hall

The welcoming entrance hall provides access to all principal rooms and staircase rising to the first floor.

Dining Room

With large bowed window to the front, this is a bright and versatile reception room, providing ample space for large dining table and chairs and with door to:

Breakfast Kitchen

The modern Kitchen perfectly caters for the family with useful breakfast bar, ample storage provided by fitted gloss finished units with contrasting wooden worksurface over, electric hob with extractor hood over, chest height oven and grill, dishwasher, space for fridge freezer and inset sink unit with flexi mixer tap over and large window to the rear gardens. With doors leading to the Utility Room and also to the Lounge with a lighthouse stained glass circular feature window inset to the inner wall adds to the character of this lovely home.

Utility Room

An essential requirement for everyday living, this well sized utility offers space for washing machine and tumble dryer, space for boot and cloaks storage, small high level window to the side and door to the rear garden.

Lounge

With double doors and large windows to the rear and further windows to the side elevation, this spacious reception room whilst large in size has a comfortable and cosy aura with feature fireplace and logburner.

Bedroom Three / Study

With a useful range of built in storage and wardrobes, this spacious double room has a window to the side and may also be utilised as an additional reception room or office space if desired.

Bedroom Two

Situated to the front, with large bowed window and ample space for kingsize bed and further bedroom furnishings.

Ground Floor Bathroom

With jacuzzi whirlpool bath and shower above, WC, vanity wash hand basin, skylight, aqua-panelling to walls and towel rail radiator. Also including a fantastic airing/linen cupboard for additional storage.

First Floor Landing

Providing access to all first floor rooms and access to the eaves storage.

Bedroom One

A spacious double room with large bay window to the front, a useful range of fitted wardrobes and storage cupboards above.

Bedroom Four

A bright bedroom with slight sloping to the front and with 2 velux style windowd to the front.

First Floor Bathroom

Servicing the first floor with luxurious ease, featuring a large panelled bath and separate walk in fully tiled shower cubicle, frosted window to the side, WC and wash hand basin with aqua panelling to majority walls.

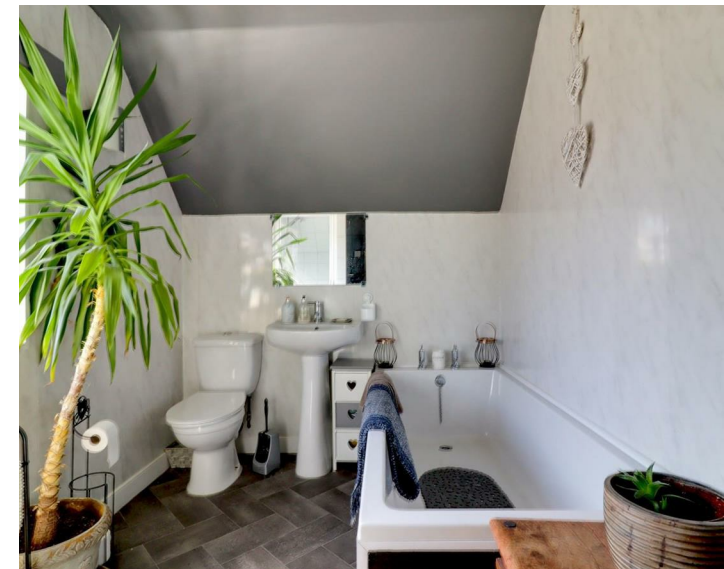
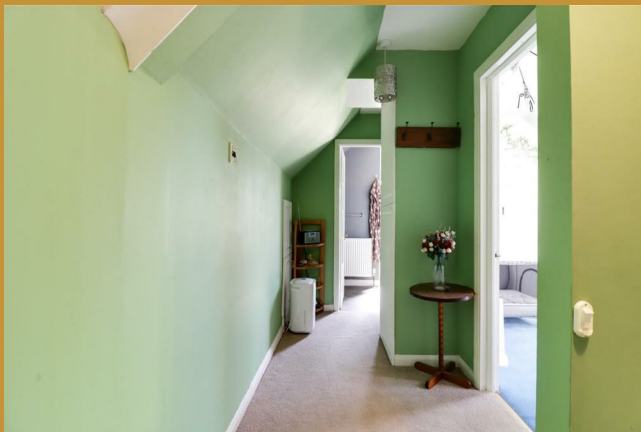
Outside

Accessed via five bar gated driveway leading inturn to the Garage and camper van parking area. the front garden is set predominately to lawn and wildflower areas with established hedged boundaries. The rear garden is fully secured and accessed via courtesy gate, enjoying a large lawn with well established flowerbeds and borders, various large seating areas to sit and enjoy the wonderful setting and for hosting those family BBQs. To the rear of the Garage is a large Workshop and further Store with a decking patio area to the rear and vegetable bed, ideal for those keen horticulturalists. There is also a fabulous Timber Summerhouse / Garden Bar with a paved patio area outside.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey District Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1991.00 sq ft

Tenure – Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 1202 SQ. FT.
(111.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ. FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1575 SQ. FT. (146.3 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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