



Willmar Keeling Street North Somercotes Louth LN11
7PL

£200,000

JOHN TAYLORS
EST. 1859

Offered with no onward chain, this spacious detached bungalow presents an excellent opportunity for those looking to modernise and add value. Situated on a generous plot in a well served village, the property benefits from both front and rear gardens as well as an additional adjoining parcel land for garden or possible future development potential. The bungalow features uPVC double glazing throughout and is located next to a secondary school and is within easy reach of the village amenities such as a doctor surgery, primary school, local convenience stores, public houses and village hall. EPC rating E.

Rooms

Side Entrance Porch

With uPVC double glazed entrance door.

Entrance Hall

With uPVC double glazed door and matching side window, radiator, access to roof space, and walk-in storage cupboard.

Lounge

With stone open fireplace, two uPVC double glazed windows, radiators and archway to:

20'8" x 11'9" (6.36m x 3.64m)

Dining room

With uPVC double glazed window and radiator.

10'8" x 10'8" (3.32m x 3.32m)



Kitchen

With stainless steel sink and drainer board, fitted wall and base cupboards, space for washing machine, integrated electric oven hob and extractor fan over, uPVC double glazed window, radiator and oil fired central heating boiler.

12'8" x 10'9" (3.93m x 3.33m)

Bedroom 1

With uPVC double glazed window, radiator and built-in wardrobe with cupboard over.

12'9" x 10'3" (3.94m x 3.16m)

Bedroom 2

With uPVC double glazed window, radiator and built-in wardrobe with cupboard over.

12'9" x 10'4" (3.95m x 3.18m)

Shower Room

With lined shower cubicle, vanity wash basin, close couple toilet, splash boarding lined walls, elongated radiator/heated towel rail, uPVC double glazed window and extractor fan.

7'1" x 5'6" (2.19m x 1.73m)

Outside

The garden at the front of the property includes a shaped lawn, flower and shrub beds, ornamental fishpond, and deep driveway providing ample off street parking. The rear garden has a block paved patio/ hard standing and path, an old timber framed and corrugated metal clad lean to garage, which leads to greenhouse and PVC oil storage tank and lawn. Beyond the rear garden there is an extra piece of grass land which includes a timber summer house and two timber sheds.

Services

The property is understood to have mains water, electricity and drainage. Oil fired central heating.



Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 19 Mbps and an upload speed of 1 Mbps. Superfast download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast broadband is also available with a download speed of 900 Mbps and an upload speed of 450 Mbps. Openreach and Quickline are the available networks.

Mobile

We understand from the Ofcom website there is limited coverage on all mobiles.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the property is currently in Council Tax Band C.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Viewing Arrangements

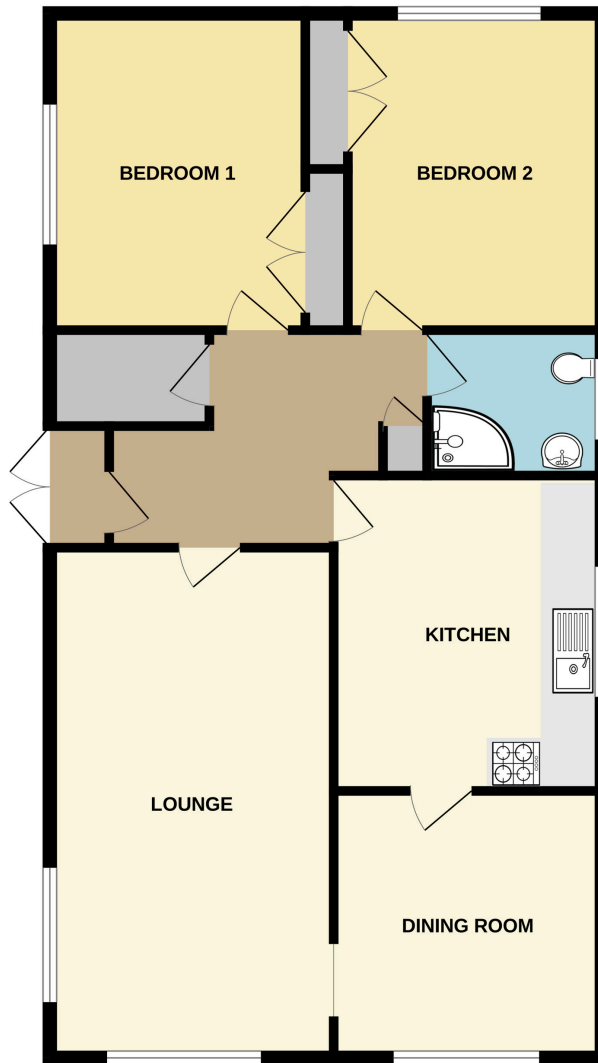
Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Thinking of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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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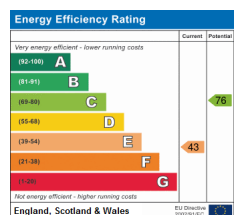
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.