



The Old Mill Willerton Road North Somercotes Louth LN11 7NH

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£240,000

**JOHN TAYLORS**  
EST. 1859

**This attractive detached bungalow offers modern, single level living with a stylish interior and a highly flexible layout, ideal for a variety of lifestyles. Set on a generous plot of approximately 0.13 acres, the property enjoys excellent privacy while remaining just a short walk from the village centre and its amenities. Inside, the bungalow features a modern interior with versatile rooms that can be adapted for living, dining, home working or hobbies. Outside, the property benefits from ample off street parking and a spacious garage, currently used as a workshop and well equipped for that purpose, making it perfect for DIY enthusiast, small business owners, or anyone needing a dedicated workspace. EPC rating E.**

## **Location**

**The village of North Somercotes is a larger than average village for the area and ideally situated for the Lincolnshire coast. Amenities within the village include a number of local shops, a small supermarket, two public houses, primary and secondary schools, Village Hall, playing fields and doctors surgery. More extensive amenities can be found at the market town of Louth which is some 10 miles in land from the village.**

## **Rooms**

### **Entrance Hall**

With uPVC double glazed front entrance door, dado rail, radiator with radiator cover, access to roof space with loft ladder and partial boarding. Recessed spotlights and picture rail.

### **Pantry**

Entrance hall With uPVC double glazed front entrance door, dado rail, radiator with radiator cover, access to roof space with loft ladder and partial boarding.

Recessed spotlights and picture rail.

### **Lounge**

Living room 3.61 m wide times 4.59 m deep maximum With open fireplace housing multi fuel stove and timber multi fuel stove and timber mantle shelf over, double radiator, uPVC double glazed window, coved ceiling, uPVC double glazed patio doors opening to enclosed patio area. Step down to the kitchen. Maximum depth measurement. 15' x 11'8" (4.59m x 3.61m)

### **Kitchen**

With modern fitted kitchen comprising of wall and base cupboards and drawers, wood block effect worktops, stainless steel sink having mini sink and drainer board, integrated Zanussi electric induction hob, stainless steel extractor hood over, integrated eye level Zanussi electric oven, space for washing machine, tiled splash backs, uPVC double glazed windows and rear access door, space for fridge freezer, radiator with cover, vaulted ceiling with two sky lights , door providing access to bathroom. 11'4" x 7'9" (3.49m x 2.42m)



## Bathroom

With modern fitted suite comprising of a 'P' shaped bath with electric shower over and also a shower tap, modern vanity wash basin and close couple toilet with hidden cistern , worktop and fitted cupboards, mirror fronted bathroom cabinet, radiator, shaver point, uPVC double glazed windows, extractor fan, recess spotlights.7'7" x 6'5" (2.37m x 2m)

## Bedroom 1

With uPVC double glazed window, radiator, Sky/TV aerial points, coved ceiling and opening to ensuite shower room. Maximum depth measurement.10'1" x 9'8" (3.1m x 3m)

## En-Suite Shower Room

With large walking shower cubicle having mains fed handheld and rain shower combo shower, part tiled walls, close a couple toilet, modern vanity wash basin, fitted mirror fronted bathroom cabinet, tiled floor.9'8" x 4'3" (3m x 1.33m)

## Bedroom 2

With uPVC double glazed windows to front and side elevations, picture rail, coved ceiling, radiator, and dado rail. Maximum depth measurement.11'9" x 11'9" (3.64m x 3.63m)

## Bedroom 3/ Dining room

With two uPVC double glazed windows, coved ceiling, picture rail, radiator.11'8" x 9'8" (3.62m x 2.99m)

## Outside

The front garden is mostly laid to lawn and includes stone chip area with potential for providing off street parking from Churchill Road by installing a dropped curb ( subject to local authority approval). To the north side of the property is an enclosed gravel patio area which also includes paved patio. On the south side is an enclosed yard area which includes a large timber shed ( with power and lighting) as well as a modern PVC double bunded oil storage tank. The rear garden is paved providing a low maintenance area which includes a boiler cupboard housing the oil fired central heating boiler , pedestrian access door to the garage, lean to timber wood store and a gate leading out to a spacious concrete driveway with access off Willerton Road.

## Detached Garage

This is currently used as a workshop & has an enclosed WC which comprises of a close couple toilet , hand basin with Redring electric water heater over, wall mounted electric heater & electric consumer unit. The garage area has a fitted bench and shelving, electric roller shutter door, numerous power points and LED lights, insulated roof space & a uPVC pedestrian access door. (L-shaped) 15'6" x 11'3" (4.78m x 3.47m) & 10'3" x 6'5" (3.14m x 2m)

## Services

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

## Mobile

We understand from the Ofcom website there is 74% coverage from 02, 74% with EE, 62% with 3 and 72% coverage with Vodafone.

## Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 76 Mbps and upload speed of 19 Mbps. Ultrafast broadband is available at a download speed of 1000 and upload of 1000 as per Ofcom website. Openreach and Quickline are the available networks.

## Tenure

The property is understood to be freehold.

## Council Tax Band

According to the government's online portal, the property is currently in Council Tax Band B.





## John Taylors

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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.

