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Lock Road, North Cotes



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When it comes to
property it must be


lovelle



£269,500



Welcome to this delightful detached family home positioned in the charming village of North Cotes. This property offers a serene lifestyle, enhanced by picturesque field views to the rear, and an inviting ambiance throughout.

Key Features

- Substantial Detached Family Home
- South Westerly Facing Rear Garden
- Open Views to the Rear
- Two Reception Rooms
- Five Bedrooms
- Two Bathrooms
- Ample Off Road Parking
- Viewing Comes Highly Recommended
- EPC rating E
- Tenure: Freehold





Welcome to this delightful detached family home positioned in the charming village of North Cotes. This property offers a serene lifestyle, enhanced by picturesque field views to the rear, and an inviting ambiance throughout. As you arrive, you'll be greeted by ample off-road parking available on a neatly block-paved driveway.

The entrance porch opens into an entrance hall. The dining room, accessed through double doors from the hallway features a staircase leading to the first-floor accommodation, providing a perfect space for family meals and gatherings. The lounge, situated at the rear of the home, boasts an open fire with an exposed brick surround, adding a cosy touch. From here, double doors lead into the conservatory, offering lovely views over the rear garden and the scenic fields beyond—an ideal spot for relaxation and enjoying the countryside vistas.

The kitchen is equipped with a range of wall and base cabinets, complemented by contrasting work surfaces. Completing the ground floor is a spacious bedroom with fitted wardrobes and a modern shower room featuring a shower enclosure, wash hand basin, and WC.

Upstairs, you'll find four generously sized bedrooms, one of which includes an en-suite shower room with a shower enclosure, wash hand basin, and low flush WC. Additionally, there is valuable storage space on this level.

The property benefits from majority uPVC double glazing and electric storage heaters, ensuring comfort throughout the year. Set on a generous plot, the home boasts a south-westerly facing rear garden, mainly laid to lawn, with two seating areas perfect for outdoor dining. There is also a timber shed and a playhouse, both with power.

Overall, this lovely family home combines a peaceful village setting with spacious and versatile accommodation, making it an ideal choice for those seeking a comfortable and welcoming living environment.

Entrance Hall

2.42m x 4.1m (7'11" x 13'6")

Maximum Measurements

Dining Room

3.31m x 3.64m (10'11" x 11'11")

Lounge

3.94m x 4.28m (12'11" x 14'0")

Maximum Measurements

Conservatory

3.28m x 3.34m (10'10" x 11'0")

Breakfast Kitchen

3.45m x 3.58m (11'4" x 11'8")

Bedroom

3.13m x 3.94m (10'4" x 12'11")

Shower Room

1.66m x 1.92m (5'5" x 6'4")

First Floor Accommodation

Bedroom

2.71m x 3.04m (8'11" x 10'0")

En-Suite Shower Room

1.17m x 2.02m (3'10" x 6'7")

Bedroom

3.37m x 3.41m (11'1" x 11'2")

Maximum Measurements

Bedroom

2.25m x 3.55m (7'5" x 11'7")

Bedroom

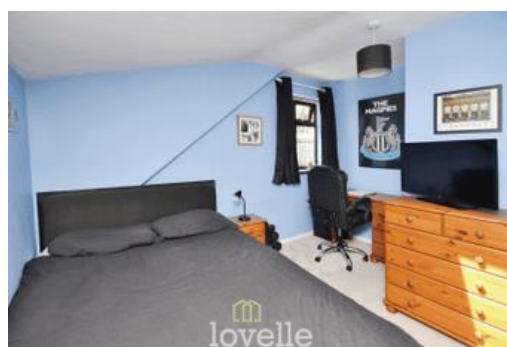
2.47m x 3.78m (8'1" x 12'5")

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in July 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations (with the exception of gas). We have not tested any heating systems, fixtures, appliances or services.





Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Energy Performance Information

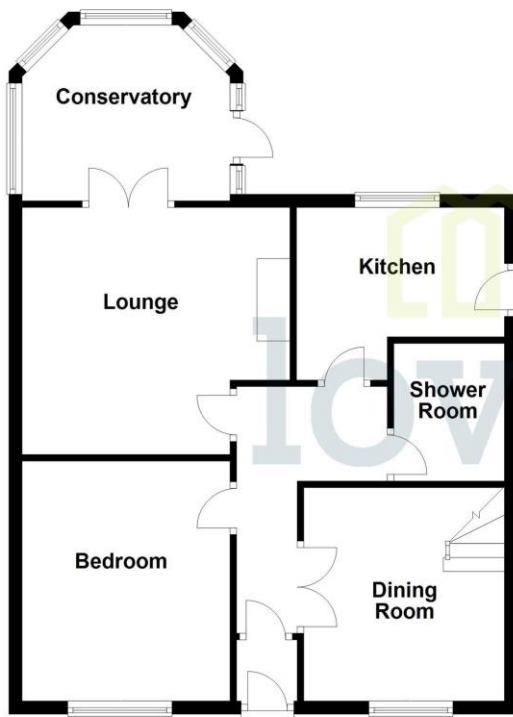
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

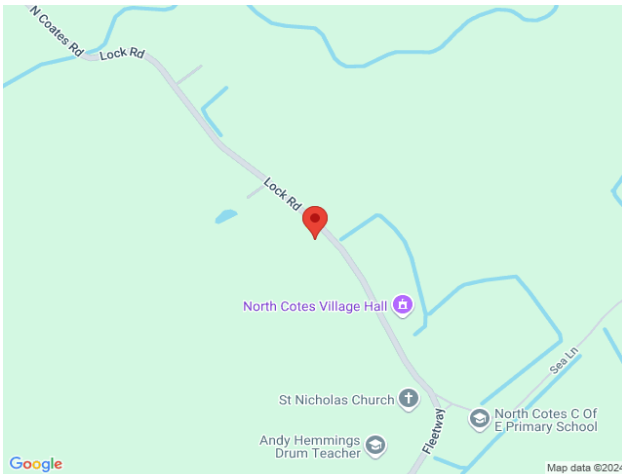
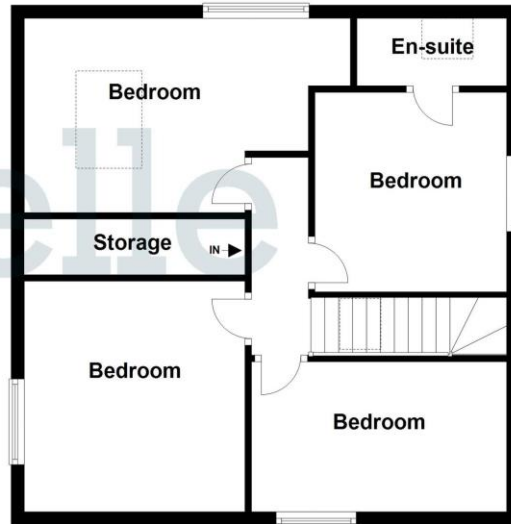
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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