



7.92 Acres - Casa Mia, Billingsgate

| South Somercotes | LN11 7BQ

Guide Price £450,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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A Unique Opportunity to acquire a Spacious Three Bedroom Detached Dormer Bungalow set in 7.92 Acres on the edge of the village of South Somercotes, which is a popular village near the Lincolnshire Coast. The village is located centrally between Mablethorpe being eleven miles to the South and Cleethorpes fifteen miles to the North. In close proximity is North Somercotes offers a range of coastal amenities and attractions, including Public Houses and various Eateries, as well as Convenience Stores and a Post Office. There is also a local Primary School and the property is in the catchment area for Louth Grammar School.

This home is warmed by Oil Fired Radiator Heating and is retained by uPVC Double Glazing. It has versatile accommodation comprising: Entrance Porch, Reception Hall, Living Room with Fireplace, Separate Dining Room, Kitchen/Breakfast Room, Utility/Pantry, Three Bedrooms (one with Dressing Room). Outside there are grounds of 7.92 acres approximately. Garage and Parking for several cars.

- Detached Dormer Bungalow
- Close to the Coast
- Large Re-Fitted Kitchen/Diner
- Three Bedrooms
- Set in 7.92 Acres
- Additional Land Available (Sep. Neg)
- Two Receptions
- No Chain!

Entrance Porch

Approached via panelled entrance door with multi-pane, sealed unit double glazed inserts. Two windows adjacent. Tiled floor. Half panelled and half multi-pane single glazed inner door to:-

Reception Hall

Wood floor. Dado rail. Plate shelf. Radiator. Stairs to First Floor with wood banister and turned spindles.





Living Room

Wood floor. Square bay window to the front and additional window to side. Open fire with granite effect tiled surround and hearth and pine mantel.

Dining Room

Wooden floor. Window to side. Double glass doors opening to Reception Hall. Coving. Ceiling rose. (Currently Dressed as Bedroom One).

Kitchen/Breakfast Room

Oak wall and base units with pewter style handles. Gold 'Sparkle' effect work-surfaces with inset single drainer sink top. Hand fired earth effect tiled splashbacks. Electric AGA Tiled floor. Window to rear with countryside views. Plate shelf. Double radiator. Panelled and multi-pane single glazed doors to Side Porch and Pantry/Utility.

Pantry/Utility

Fitted base units and work-surface mounted glass fronted display cabinets. Roll top marble effect work-surfaces. Fitted shelving. Tiled floor.

Side Porch

Approached via half panelled and half sealed unit, multi-pane double glazed entrance door. Oil fired boiler. Tiled floor. Window to side.

Bedroom One

(Currently dressed as Dining Room). Dual aspect room with squared bay window to the front and additional window to the side. Wood floor. Coving. Ceiling rose. Double radiator.

Bedroom Two

Wood floor. Window to side. Radiator. Coving.

Bathroom

Claw-foot bath. Pedestal wash basin. Low Level W.C. Step-in shower cubicle. Tiling to dado height with white tiles and border tiled. Tiled floor. Radiator. Windows to side and rear.

First Floor Galleried Bedroom Three

Spacious room spanning the entire first floor. Dormer window to side. Double radiator. Doorway to:-

Dressing Area

Dormer window with views over to front. Potential En-Suite.





Outside and Grounds

The gardens wrap around the property and are predominantly laid to lawn. The property is accessed off the main highway via a gravel driveway. There is a separate detached garage with store to the rear. The Land extends to the rear and side of the property and is approximately 7.92 Acres (sts). There is a pond on the land extending to approximately 9,125 square feet, it has previously been stocked with various fish including carp.

Services

Mains electricity and water are connected to the property. Drainage is to a private system (Sotralenza). There is an oil fired central heating system in existence.

Additional Land

Additional land opposite the subject property, extending to approximately 3.30 Acres (1.30 hectares), is available by separate negotiation.

Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Boundaries and Access

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Outgoings

Council Tax: Band A - East Lindsey District Council.

General Drainage Charges are payable to Lindsey Marsh Drainage Board, in the sum of £191.62 pa.

Tenure and Possession

The property is Freehold and will be sold with Vacant Possession.

Viewing

Viewing is strictly by appointment via Perkins, George, Mawer & Co.
T: 01673 843011





Total area: approx. 134.3 sq. metres

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.