JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



2 bed | 1 bath | 1 recep

£150,000

2 Durdens Bungalow

Louth, LN11 7NR.

THE PROPERTY

2 bed semi-detached bungalow for sale Cemetery Road, North Somercotes LN11 7NR

A charming, chain-free semi-detached bungalow in a peaceful North Somercotes village setting, featuring a spacious layout & garden, and ample off street parking.











An excellent opportunity to acquire a charming semi detached bungalow, nestled in a peaceful position down a private shared driveway within the popular coastal Village of North Somercotes. Offered to the market with the distinct advantage of no onward chain, this single storey home represents a fantastic blank canvas for buyers looking to downsize or tailor a property to their own taste and specifications. Positioned away from the main road, the bungalow features a sizable plot with spacious gardens and offers an ample amount of offstreet parking for multiple vehicles. Epc rating E.









ACCOMMODATION

Rooms & dimensions

Front Entrance Porch

With uPVC double glazed entrance door and windows, uPVC double glazed inner door opening to:

Lounge
4.05m x 3.67m (13' 3" x 12')

With tiled fireplace and central heating back boiler, built-in alcove cupboards, uPVC double glazed window. Maximum width measurement.

Kitchen
2.84m x 2.50m (9' 4" x 8' 2")

With fitted wall and base cupboards, wood effect worktops, stainless steel sink and drainer board, tiled splash backs, space for electric oven, uPVC double glazed window, built-in airing cupboard housing hot water cylinder, and small utility room area off with plumbing for washing machine, wall cupboard and uPVC double glazed window.

Bedroom 1
3.63m x 3.45m (11' 11" x 11' 4")

With uPVC double glazed window, radiator.

Bedroom 2
3.46m x 2.45m (11' 4" x 8')

With radiator and uPVC double glazed window.

Rear Entrance Lobby

With uPVC double glazed access access door, window, radiator.

Shower Room
3.00m x 1.72m (9' 10" x 5' 8")

With lined shower cubicle housing electric shower, wash basin, WC, part tiled walls, uPVC double glazed windows, extractor fan and heated towel rail.

Outside

The spacious front garden includes lawns, inset shrubs, fruit trees, and gravel driveway providing access to a concrete hardstanding.The side and rear garden includes a lawn, raised vegetable bed, flower, and shrub borders.

Services

The property is understood to have mains water, electricity, and drainage. Solid fuel central heating via a back boiler.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the government online portal, the properties currently in Council Tax Band A.

Mobile

We understand from the Ofcom website there is 79% coverage from EE, 74% from 02, 77% from Vodaphone and 73% from Three.

Broadband

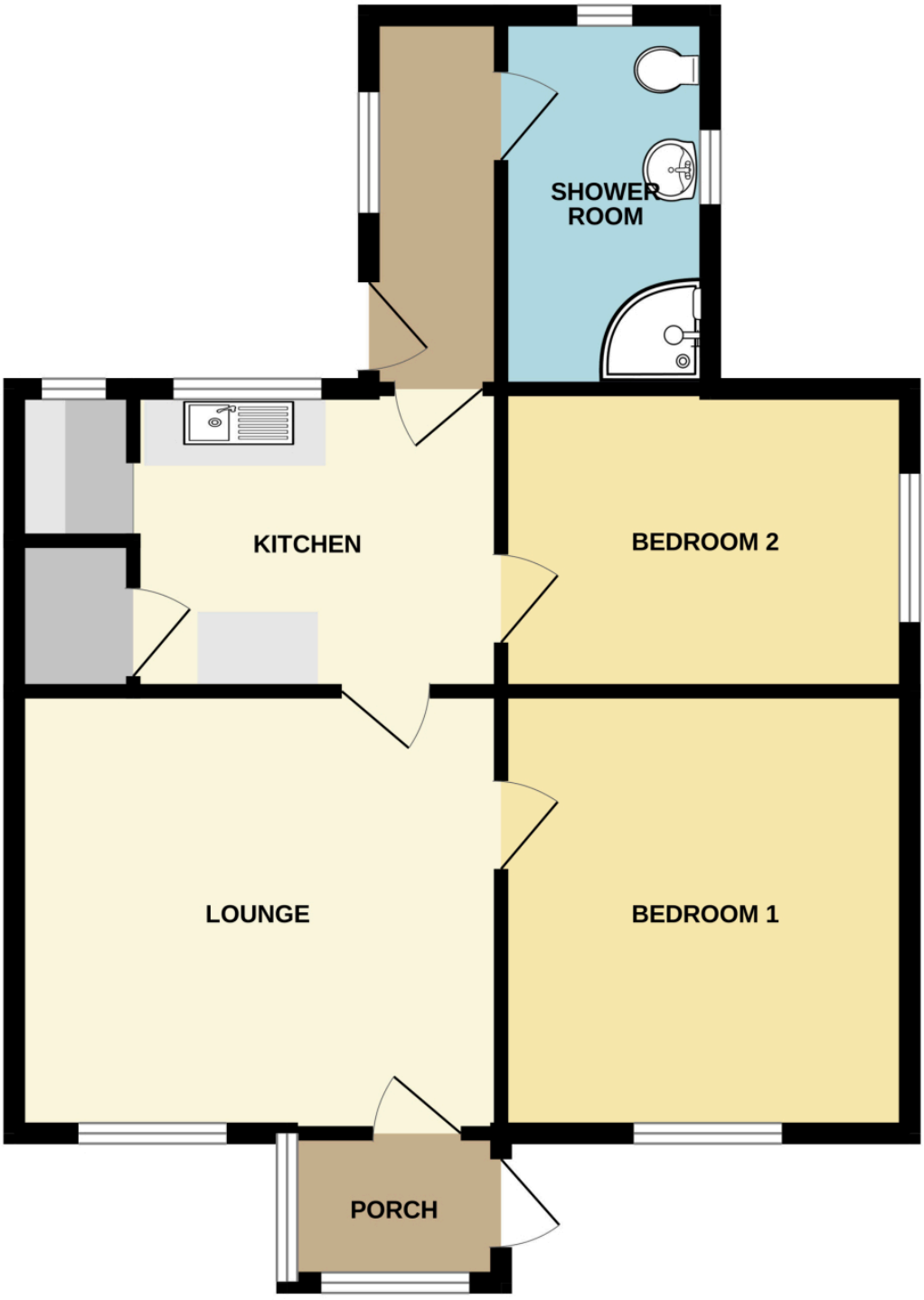
We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 13Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 57Mbps and upload speed of 11Mbps. Ultrafast download and upload speed of 10000 Mbps. Openreach and Qucikline are the available networks.

ACCOMMODATION

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

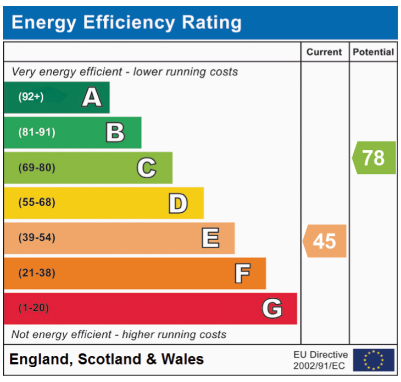
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 sale 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.



Address: Durdens Bungalow, LOUTH, LN11 7NR