CHOICE PROPERTIES

Estate Agents

De Lacy Cottage Keeling Street, Louth, LN11 7PL

Price £550,000



Choice Properties are delighted to present this exceptional five-bedroom property, occupying a substantial plot of approximately one acre (STS) in the popular village of North Somercotes. The village offers a good range of local amenities, including shops, a primary school, public houses and other everyday facilities, while the nearby coast and surrounding countryside provide excellent opportunities for leisure. Offering an impressive standard of accommodation throughout, the property combines spacious and versatile living areas with a stunning sunroom, multiple reception spaces, generous bedrooms and excellent outdoor facilities including a stable, extensive parking and a large double garage. The beautifully maintained grounds feature established gardens, mature hedging, fruit trees and open views beyond, making this a truly special home that needs to be viewed to be fully appreciated.

Offering an exceptional standard of accommodation throughout, this impressive property combines spacious and versatile living with quality finishes and extensive, beautifully maintained grounds. The accommodation comprises:-

Entrance Hallway
14'9" x 18'9"
The spacious entrance hallway features wooden flooring and neutral walls, with two radiators, multiple power sockets and a uPVC front door with adjoining window. Useful storage is provided by an under-stairs cupboard and coat cupboard, with access to the kitchen, W.C., living room, Bedroom Five and stairs to the first floor.

Kitchen
14'9" x 8'4"
The kitchen is finished with neutral flooring and walls, complemented by well-chosen worktops, ample storage and a white panelled splashback. A Belling farmhouse-style cooker, only six months old, will remain as part of the sale, alongside an integrated dishwasher and space for an American-style fridge freezer. The cooker and hob are complemented by tiled splashback, while a triple uPVC window sits above the ceramic sink, providing plenty of natural light. Further benefiting from a radiator and ample counter-level power sockets.

Utility Room
9'8" x 7'9"
The utility room continues the neutral flooring and walls, with further wall and base cupboards providing excellent storage alongside additional worktop space. A sink, space and plumbing for a washing machine, and the oil-fired boiler are all provided, with a window overlooking the front entrance and a uPVC frosted rear door. Four counter-level power sockets complete the room.

Dining Room
13'10" x 11'10"
The dining room is open plan to the kitchen while retaining its own defined space. Finished with the same neutral flooring and walls, it provides comfortable space for a six-seater dining table and additional furniture, with a window and radiator.

Sun Room
12'3" x 15'9"
The stunning sunroom is a particularly impressive space, finished with tiled flooring, neutral walls and a wooden ceiling. Six uPVC windows and three Velux roof windows flood the room with natural light, while double doors open onto the rear garden and offer beautiful views across the grounds. A long, low-level radiator and multiple power sockets make this a comfortable space for year-round use.

Living Room
13'9" x 18'2"
The exceptionally spacious living room is finished with light grey carpeting and neutral walls, with dual-aspect windows offering lovely views across the garden. A multi-fuel burner set within a brick fireplace creates an attractive focal point, while a radiator and ample power sockets complete this impressive reception space.

Bedroom 5
7'11" x 8'10"
Bedroom Five is a ground-floor double bedroom, offering excellent versatility with potential for use as a study, playroom or additional reception space. Finished with neutral décor, the room benefits from a front-facing window, radiator and multiple power sockets.

W.C.
7'11" x 3'4"
The ground-floor cloakroom comprises a W.C. and hand wash basin, with a tiled splashback to the basin and a frosted window providing natural light.

Landing
6'3" x 15'1"
The wide landing provides access to the first-floor accommodation and is naturally lit by a large arched window positioned over the stairs. Finished with grey carpeting and neutral walls.

Bedroom 2
14'1" x 12'9"
Bedroom Two is an exceptionally spacious double bedroom, positioned at the rear of the property and enjoying views across the garden. Finished with neutral décor, the room benefits from a triple uPVC window, radiator and multiple power sockets.

Bedroom 3
8'0" x 11'0"
Bedroom Three is a good-sized double bedroom located at the front of the property. The room benefits from a window, radiator and multiple power sockets.

Bedroom 4
8'0" x 10'6"
Bedroom Four is a large single bedroom offering excellent versatility, with potential for use as a study or home office. Finished with neutral décor, the room benefits from a front-facing window, radiator and useful storage cupboard.

Master Bedroom
13'10" x 17'3"
The impressive master bedroom is exceptionally spacious and positioned at the rear of the property, with dual-aspect uPVC windows overlooking the gardens. Finished with neutral décor, it offers plenty of space for a range of furniture and benefits from a radiator and multiple power sockets.

Ensuite
6'3" x 8'0"
The en-suite features a three-piece suite comprising a W.C., hand wash basin with useful storage beneath, and a walk-in shower. The shower area is panelled, with a tiled splashback to the basin, while a frosted window and radiator complete the room. It also provides loft access, with the loft being partially boarded and benefiting from a light.

Bathroom
11'5" x 8'0"
The main bathroom features a three-piece suite comprising a W.C., hand wash basin with useful storage beneath, and a larger walk-in shower. The shower area is panelled, with a tiled splashback to the basin, while a frosted window and heated hand towel rail complete the room.

Rear Garden
The impressive rear garden is predominantly laid to lawn, with a large patio area directly behind the property, bordered by a low brick wall. Further patio space extends to the side of the property, providing access to the utility room and garage, with a brick archway leading through to the additional lawned area beyond. The two sections are separated by a well-maintained hedge, while mature hedging forms the side boundaries and the rear boundary is fenced at a low level to preserve the open views.

The garden also benefits from multiple apple trees, along with a stable and useful shed, both of which will remain as part of the sale. An 1,100-litre oil tank is discreetly located behind the brick wall.

Front Garden
The front garden provides an attractive approach to the property, being predominantly laid to lawn with neatly planted borders and small bushes to either side. A mature Victoria plum tree takes centre stage, adding character and interest to the garden.

Driveway
The driveway provides ample off-road parking, with a block-paved area directly in front of the garage and a further stone-covered area. Double gates to the side of the property open onto additional space, ideal for storing a motorhome, caravan or similar.

Double Garage
18'3" x 17'11"
The substantial double garage offers excellent space for vehicles, storage and a range of uses. One garage door is electrically operated, while the second is manual, with a rear door providing convenient access to the garden. The garage benefits from lighting, power sockets and ample storage space.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

Viewing Arrangements
Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer, and the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





































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Floor 0



Floor 1



Approximate total area(1)

2245 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use the postcode LN11 7PL, the property is on the opposite side of "Somercotes' Academy".







