



Thornbeck Jubilee Road North Somercotes Louth LN11 7LH

£230,000

**JOHN TAYLORS**  
EST. 1859

**A detached bungalow situated within the popular village of North Somercotes, conveniently located near a range of local amenities. The property is well maintained throughout, offering comfortable accommodation, but would benefit from a degree of modernisation, providing an excellent opportunity for buyers to personalise to their own taste. Externally, the property enjoys low maintenance gardens, ideal for those seeking easy upkeep. Offered for sale with no onward chain. EPC rating E.**

## Rooms

### Entrance Hall

With uPVC double glazed door and side panel, radiator, coved ceiling, access to roof space, built-in store cupboard.

### Lounge

With uPVC double glazed windows to front and side elevations, stone open fireplace housing electric fire, coved ceiling, radiator. Maximum width measurement. 16'9" x 11'8" (5.16m x 3.62m)

### Kitchen

With fitted wall and base cupboards, worktops over, integrated electric hob & extractor hood over, integrated electric oven and grill, tiled splash backs, stainless steel sink and drainer board, Wall Star oil fired central heating boiler and timer control, radiator and uPVC double glazed window and door providing access to the conservatory. 11'9" x 10'8" (3.63m x 3.32m)

### Conservatory

With brick base and having uPVC double glazed windows and doors, polycarbonate pitch roof, plumbing for washing machine, radiator. 12'3" x 10'3" (3.75m x 3.15m)

### Bedroom 1

With fitted wardrobes and dressing table unit, uPVC double glazed window, radiator, coved ceiling. 11'9" x 10'8" (3.64m x 3.32m)

### Bedroom 2

With mirror fronted fitted wardrobe, radiator, uPVC double glazed window. 11'9" x 8'9" (3.63m x 2.73m)

### Bedroom 3

With radiator, uPVC double glazed window and coved ceiling. 8'5" x 8'3" (2.61m x 2.55m)



### **Bathroom**

With panel bath and mains fed shower and splash tiling over, vanity wash basin and close coupled toilet with concealed cistern, radiator, extractor fan, uPVC double glazed window, built-in airing cupboard housing hot water cylinder.

8'3" x 6'8" (2.55m x 2.1m)

### **Outside**

The front garden is mostly paved and includes a concrete driveway providing access to the garage. The rear garden includes a paved patio area, concrete yard area, gravel beds, PVC oil storage tank, cold water tap, and a timber shed, all enclosed with timber fencing.

### **Single Garage**

With up and over garage door, power and lighting, fitted base cupboard and worktop over, plumbing for washing machine, uPVC double glazed window and PVC pedestrian access door.

19'6" x 8'6" (6m x 2.64m)

### **Services**

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

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

According to the government online portal, the property is currently in Council Tax Band C.

### **Mobile**

We understand from the Ofcom website there is 70% coverage from EE, 71% from 02, 65% from Vodafone and 63% from Three.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 15 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20Mbps. Ultra fast download speed of 1000Mbps and an upload speed of 1000Mbps. Quickline and Openreach are the available networks.

### **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  
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx.  
While 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-measurement. 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 is given to their operability or efficiency can be given.  
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