CHOICE PROPERTIES

Estate Agents

# Clovelly House Keeling Street, North Somercotes, LN11 7PR

## Reduced To £435,000



Choice Properties are delighted to bring to market this beautifully presented four bedroom detached house nestled in a quiet position on Keeling Street located in the sought after village of North Somercotes. The modern residence benefits from spacious rooms and large windows throughout which create a bright and airy interior which features four double bedrooms (one ensuite), a contemporary kitchen/breakfast room, a capacious living room, and abundantly light sunroom, a family bathroom, a downstairs wc, and a utility area. To the exterior, the property boasts a fully enclosed garden, a extensive driveway, and a brick built attached garage. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the generously sized and abundantly bright interior comprises:-

**Hallway**
17'7 x 6'9
With composite entrance door. Oak internal doors to all of ground floor rooms. Staircase leading to first floor landing. Under stairs storage cupboard. Radiator. Spot lighting. Console for security alarm system.

**Kitchen/Breakfast Room**
20'9 x 12'3
Fitted with a range of wall and base units with wooden worksurfaces over. Four ring induction hob with splashback and extractor hood over. Ceramic Belfast sink with chrome mixer tap. Integral dishwasher. Breakfast bar. Space for breakfast table. Internal oak door leading to utility room. Wine rack. Large uPVC window to front aspect. uPVC French door leading to sun room. Radiator. Part metro tiled walls. Power points. Spot lighting.

**Sun Room**
13'8 x 15'6
Fitted with uPVC window to all aspects. Exposed brick walls. French uPVC doors leading onto patio. Radiator. Power points. Tv aerial point.

**Living Room**
13'7 x 17'0
Generously proportioned living room with two uPVC windows overlooking the rear garden. Radiator. Power points. Telephone point. Tv aerial points. Spot lighting.

**Dining Room/Bedroom 4**
17'9 x 12'3
Spacious dining room with space for a large dining room table. Tv aerial points. Telephone points. Power points. Radiator. Spot lighting. Large uPVC window to front aspect. Spot lighting.

**Utility Room**
7'8 x 5'8
Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for dryer. Part metro tiled walls. uPVC window to front aspect. Power points. Spot lighting.

**Downstairs WC**
5'8 x 3'9
Fitted with a push flush wc and a wash hand basin set over vanity unit with chrome waterfall mixer tap and splashback. Chrome heated towel rail. Spot lighting. Extractor.

**Landing**
17'0 x 6'11
With oak internal doors to all first floor rooms. Access to loft via loft hatch. Radiator. Power points. Spot lighting. Velux window.

**Bedroom 1**
17'5 x 18'1 (to furthest measurement)
Spacious double bedroom with an abundance of fitted wardrobe space. uPVC window to front aspect. Radiator. Power points. Spot lighting. TV aerial point. Telephone point.

**Bedroom 2**
14'3 x 12'2
Spacious double bedroom with a plethora of fitted wardrobes. uPVC window to front aspect. Radiator. Power points. Telephone point. Tv aerial point. Spot lighting.

**Bedroom 3**
10'3 x 16'11
Double bedroom with two built in storage cupboards. Spot lighting. uPVC window to side aspect. Radiator. Power points. Oak internal door to ensuite shower room. TV aerial point.

**Ensuite Shower Room**
2'10 x 9'3
Fitted with a three piece suite comprised of a waterproof panelled shower cubicle with rainfall and traditional shower attachment, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Chrome heated towel rail. Electric shaver points. Frosted window to rear aspect. Spot lighting. Extractor.

## Bathroom
9'3 x 8'3
Fitted with a four piece suite comprised of a panelled bath with a chrome mixer tap, splash back, and a shower attachment, a waterproof panelled shower cubicle with rainfall and traditional shower attachment, a large wash hand basin set over vanity unit with chrome water fall mixer tap, and a push flush wc. Electric shaver points. Chrome heated towel rail. Frosted uPVC window to front aspect. Spot lighting. Extractor.

## Garage
17'4 x 14'3
Attached 1.5 wide garage fitted with power and lighting. 'Worcester' oil fired boiler. Consumer unit. Console for solar panels. Up and over garage door. Pedestrian access door to rear. Vaulted ceilings.

## Garden
The property boasts a spacious fully enclosed rear garden with a mix of fencing and hedges to the perimeter. The garden further benefits from being lined with various plants, trees and shrubs which add a plethora of life and colour to the space. The garden is predominantly laid to lawn but does features various patio area which provide ideal places for outdoor seating, alfresco dining, or entertaining guests. One of these patio areas is found towards the back of the property and a paved footpath connects it to the immediate rear of the residence. A range of mature trees can also be be found in the rear garden providing shade and privacy. The rear garden further benefits from being south facing. Also found in the rear garden is a garden shed, outdoor water, outdoor power, and outdoor lighting. The oil tank is also present in the rear garden and solar panels can be found on the roof. The rear garden can also be accessed directly via two side access gates found either side of the property.

## Driveway
Large gravelled driveway providing off the road parking space for multiple vehicles.

## 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 D.

## Viewing Arrangements
By appointment through Choice Properties on 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 property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just 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 solicitors details, as this helps us to start the transaction quickly 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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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.











































Floor 0




Floor 1




**Approximate total area**(1)

2269 ft²

**Reduced headroom**

121 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

Exit Louth via Legbourne Road and once you reach the roundabout take the first exit onto the B1200. Continue for 9 miles then turn left onto the A1031. Continue along the road for a further 4 miles into the town of North Somercotes and then take a left just as you reach the Axe & Cleaver Pub. Continue for 50m then turn left down a long driveway and the property can be found at the end of this driveway.










