CHOICE PROPERTIES

Estate Agents

The Old Wheelwrights Keeling Street, Louth, LN11 7PL Reduced To £400,000



THE OLD WHEELWRIGHTS, NORTH SOMERCOTES - A DELIGHTFUL BLEND OF CHARACTER AND SPACE.
This charming and deceptively spacious home effortlessly combines the timeless appeal of a traditional cottage with the thoughtful design of a newer extension - offering a perfect fusion of old and new. Set within the sought-after village of North Somercotes, this beautifully presented property features 4 bedrooms, a well appointed kitchen and 3 reception rooms ideal for both entertaining and living. The home stands in good-sized, well established gardens that include a productive vegetable patch, good sized lawns and a generous block paved patio that enjoys plenty of sun - perfect for relaxing. The property also benefits from a large garage, ample driveway and brick built summer house nestled to the rear of the garden. Located in a lovely village with a strong sense of community, excellent school and independent shops and charming pubs - all while being a short distance from the stunning Lincolnshire coast. A rare opportunity to enjoy the best of countryside living with space style and character.

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway
17'6'' x 6'00''
With staircase to the first floor and under stairs storage cupboard, featured panelling to the walls.

Reception room/Dining Area
22'4'' x 13'0''
Abundant light reception room with uPVC double glazed dual aspect windows, multi-fuel fireplace set into featured brick surround with tiled hearth and wooden mantle, TV Aerial point, wooden flooring, inset spotlights to the ceiling, space for a dining table, uPVC double glazed French double opening patio doors leading out into the garden, double opening doors to the side aspect leading into:-

Kitchen/Dining room
24'8'' x 8'8''
Fitted with a modern range of wall and base units with complimentary worksurfaces over, Belfast sink unit with drainer and mixer tap, range cooker point with stainless steel extractor hood over, partly tiled walls, wooden beams to the ceiling, inset spot lights to the ceiling, TV Aerial point, dual aspect windows, space for a dining table, door to:-

Utility room
7'10'' x 12'11''
Fitted with wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, space for freestanding fridge/freezer, plumbing for a washing machine, boiler, part tiled walls, uPVC double glazed dual aspect windows.

Sitting room
15'1'' x 11'8''
With uPVC double glazed dual aspect windows, original feature fireplace set into surround with tiled hearth.

Snug
11'5'' x 11'7''
With featured dual aspect windows, wooden panelling to the walls, wood burner set into bricked feature surround with tiled hearth and wooden mantle, wooden flooring.

Rear porch
5'9'' x 5'9''
Fitted base units, polycarbonate roof, uPVC double glazed aspect windows.

Shower room
6'8'' x 5'10''
Fitted with a three piece suite comprising shower with mains shower over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., mermaid board to the splash backs, uPVC double glazed window.

Bedroom 1
15'2'' x 11'9''
Remarkably spacious double bedroom with uPVC dual aspect windows.

Bedroom 2
17'0'' x 8'5''
Remarkably spacious double bedroom with uPVC dual aspect windows.

En-suite shower room
6'11'' x 8'5''
Fitted with a modern three piece suite comprising large shower with mains shower over, wash hand basin set into featured vanity unit, dual flush w.c., tiled walls, velux window.

Bedroom 3
11'5'' x 11'11''
Spacious double bedroom with uPVC double glazed dual aspect windows.

Bedroom 4/Office
7'0'' x 5'11''
Ideal single bedroom/office space with uPVC double glazed window.

Bathroom
6'10'' x 5'11''
Fitted with a modern three piece suite comprising freestanding bath, wash hand basin, dual flush w.c., part featured panelling to the walls, heated towel rail, uPVC double glazed window.

Driveway
Paved driveway providing off road parking for several vehicles including a caravan/motorhome.

Deatched Garage
Spacious detached garage with up and over door, power and lighting.

Garden
The property stands proudly upon a generously sized plot which is privately enclosed with timber fencing to the boundaries. The garden is partly laid to lawn and features an abundance of established plants, trees and shrubbery throughout. Within the gardens are several paved patio seating areas which are perfect for relaxing in the sunshine or outdoor dining. There is also a productive vegetable patch. The bricked studio is located to the rear of the garden. There is an area where a large pond use to be, which has currently been drained of water and featured well which feeds the pond.

Studio
23'2'' x 14'6''
Spacious studio lending itself to numerous uses, requires finishing, uPVC double glazed windows to the front aspect, uPVC French double opening front patio entrance doors, wood burner, power and lighting, door to:-

Studio Shower room
5'10'' x 4'11''
Fitted with shower cubicle with electric c shower over, w.c.

Tenure
Freehold.

Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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.

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.

Viewing arrangements
By appointment through Choice Properties on .

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

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.












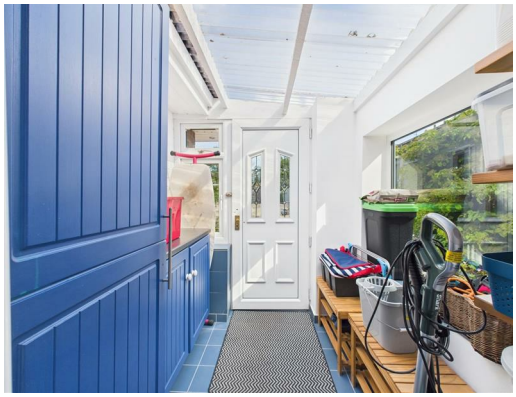

















































Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

2162 ft²

(1) Excluding balconies and terraces

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

Use postcode LN11 7PL for directions to this property.

