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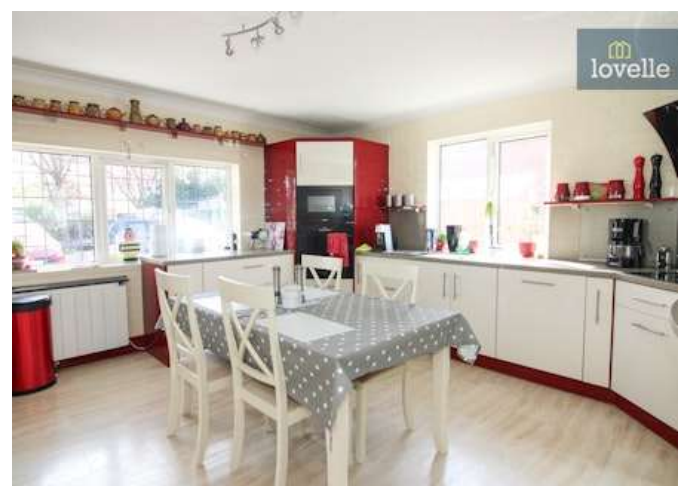


Conisholme Road, North Somercotes



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property it must be


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£280,000



A well-presented four-bedroom semi-detached family home in the coastal village of North Somercotes, offering two reception rooms including a conservatory, a modern fully integrated kitchen, ample off-road parking with EV charger, a generous rear garden and versatile powered outbuildings, all within easy reach of village amenities and nearby beaches, as-well as benefitting from owned solar panels to the roof.

Key Features

- Spacious Semi Detached Home
- Four Double Bedrooms
- Modern, Fitted Kitchen Diner
- 22ft Lounge Diner
- Large Conservatory To Rear
- Utility Room & Cloakroom WC
- Family Shower Room & En-Suite
- Generous Parking & Rear Garden
- Outbuildings
- Owned Solar Panels
- EPC rating C
- Tenure: Freehold





This four-bedroom semi-detached house is offered for sale in great condition in the popular coastal village of North Somercotes. Providing two spacious reception rooms, a modern kitchen, ample off-road parking and a generous rear garden with outbuildings, it presents a practical family layout in a well-served village location, as well as benefitting from owned solar panels to the roof.

North Somercotes lies between the market town of Louth and the Lincolnshire coast, with nearby access to the beaches and nature reserves that characterise this part of the county. The village itself offers local amenities including shops, doctors, pubs, nursery, primary and secondary schools, and various community facilities, as well as attractive walking routes in the surrounding countryside.

To the front of the property there is ample off-road parking, provided by a gravelled driveway accessed through a set of wrought iron gates. The front garden benefits from an area of artificial grass, offering low-maintenance frontage. An electric vehicle charging point is installed, adding a useful modern feature for buyers with an EV or planning for one. This front area allows easy access for multiple vehicles and provides a practical approach to the house.

The main reception accommodation centres on an open-plan lounge diner. This spacious room is designed for family living and entertaining, with a bay window to the front bringing in natural light, and an electric fireplace providing a focal point. A staircase leads from this room to the first-floor accommodation, integrating circulation space into the heart of the home. To the rear, French doors open into the conservatory, extending the living space and linking directly with the garden.

To the rear of the property is a large conservatory with a pleasant garden view and direct access to the lawned rear garden. This room is well suited to use as an additional sitting area, hobby room, playroom, or dining space, with its outlook over the garden enhancing the connection between indoors and outdoors. Off the conservatory there is a cloakroom WC, adding valuable ground-floor convenience for family life and guests.

The kitchen diner is fitted with range of gloss wall and base units, providing a contemporary and easy-to-clean finish. Good natural light enhances the space, and a full range of integrated appliances is included: oven and microwave to face height, dishwasher, fridge, freezer and a 4-ring electric hob with extractor over. This creates a well-equipped and efficient kitchen environment, keeping worktops clear and contributing to an organised, streamlined feel. A uPVC door leads through to the handy utility room creating a perfect overflow space for additional white goods such as chest freezers whilst benefitting from plumbing for washing machine and tumble dryers.

On the first floor, the property offers four double bedrooms, an attractive arrangement for families or those requiring additional space for home working or guests. The main bedroom benefits from an en-suite which comprises of a double shower cubicle with electric shower over, close coupled WC and vanity wash hand basin all providing additional privacy and practicality, the master bedroom also includes sliding doored built-in wardrobes for efficient storage. Two further double bedrooms also feature built-in wardrobes, helping to maximise usable floorspace and keep rooms tidy. The fourth bedroom is also a double, allowing flexibility of use, whether as a bedroom, study or hobby room.

The main family bathroom is fitted with a modern suite comprising of a double shower cubicle with electric shower over, close coupled WC and wall hung wash hand basin vanity unit and includes underfloor heating, adding comfort and a contemporary touch. The combination of modern fittings and underfloor warmth creates a practical and comfortable space for daily use.

Externally, the easy maintenance, private, lawned and patioed rear garden offers an outdoor area suitable for families, relaxing or entertaining. There are also two spacious outbuildings, both benefitting from light and power. These provide versatile additional space which may be suitable for use as workshops, hobby rooms, storage or home office areas, subject to any appropriate consents or requirements. The combination of garden and powered outbuildings adds significant functional value to the property.

The property holds an EPC rating of C and falls within Council Tax Band C. Please note the property is oil fired central heating and benefits from a boiler installed approx. August 2021.

North Somercotes is well known locally for its access to coastal walks and nearby nature reserves, including coastal routes along the Lincolnshire shoreline. The village high street and local amenities are within easy reach by foot or a short drive, offering day-to-day shopping and services. Families are particularly well served by the local schools within the village and in nearby settlements.

This four-bedroom semi-detached house for sale in North Somercotes offers a well-balanced arrangement of living space, modern kitchen and bathroom facilities, generous parking, a good-sized garden and versatile outbuildings, making it particularly suitable for families seeking a coastal village setting with practical amenities.

Room Measurements

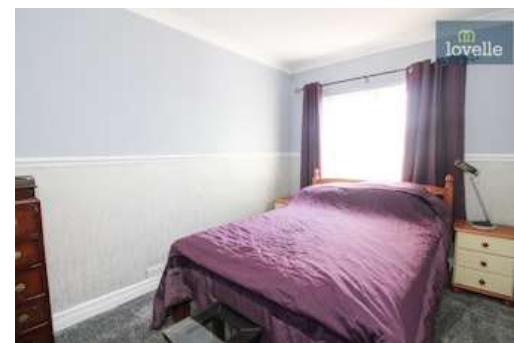
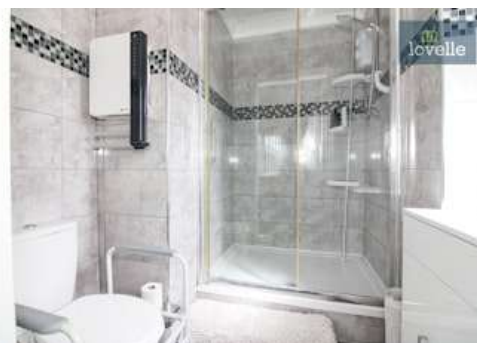
Ground Floor

Entrance Porch: 11'01" x 2'08"
Kitchen Diner: 14'11" x 14'03"
Utility Room: 7'00" x 7'11"
Side Entrance Porch: 2'07" x 7'02"
Lounge Diner: 16'00" x 22'09"
Conservatory: 19'03" x 6'11"
Cloakroom WC: 2'10" x 7'10"

First Floor

Master Bedroom: 11'07" x 11'07"
En-Suite Shower Room: 6'10" x 4'00"
Bedroom Two: 10'02" x 11'03"
Bedroom Three: 14'09" x 8'04"
Bedroom Four: 6'11" x 11'01"
Shower Room: 7'00" x 7'09"

Outbuilding: 10'06" x 23'09"
Workshop: 7'03" x 19'04"





Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.



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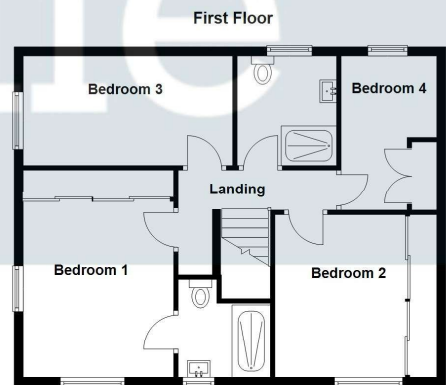
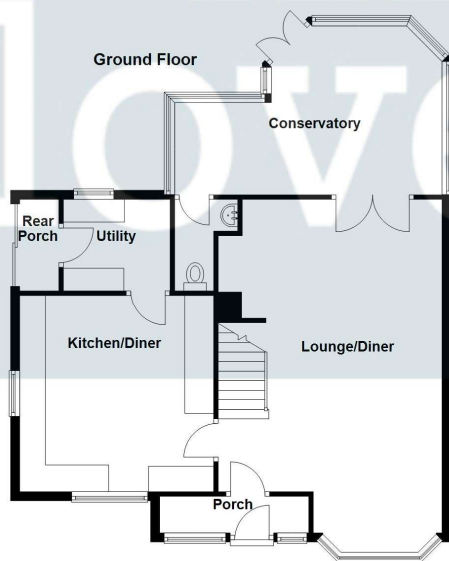
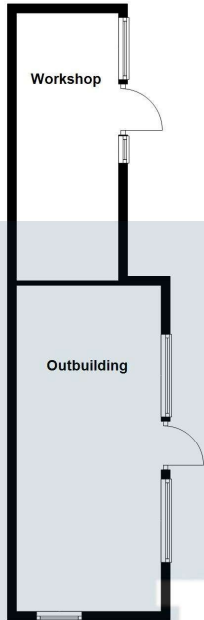
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Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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