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Warren Road, North Somercotes



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When it comes to
property it must be


lovelle



£575,000

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An extremely versatile, spacious, 2,900sqft, five-bedroom detached family home for sale in the popular coastal village of North Somercotes, offering multiple reception rooms, an extensive 1.75-acre plot with gardens, woodland and outdoor entertaining areas, plus a garage, outbuilding and ample parking in a well-serviced village location.

Key Features

- Versatile Detached Family Home
- Five Bedrooms
- Lounge, Snug, Dining Room & Two Studies
- Generous Kitchen Diner
- Family Bathroom & En-Suite
- Utility Room & Cloakroom WC
- Approx 1.75 Acre Mature Plot
- Huge Outbuilding & Single Garage
- Ample Off Road Parking
- No Onward Chain
- EPC rating E
- Tenure: Freehold





This detached 2,900sqft, five-bedroom house is offered for sale in the popular coastal village of North Somercotes, providing generous accommodation over two storeys, extensive mature grounds of approximately 1.75 acres, and versatile reception space well suited to family living. It sits just in front of the stunning "warren" woodland nature reserve providing an incredibly quiet, and private backdrop whilst still been within a stones throw of all the necessary amenities.

On arrival, a stunning entrance hall sets the tone for the property, giving a strong sense of character and space. From here, the ground floor unfolds into five reception rooms, offering a highly flexible layout.

The main lounge enjoys dual aspect windows with pleasant garden views, it features a cast iron multi-fuel burner set within a brick inglenook fire, creating a comfortable focal point. A separate dining room to the front of the property, also with garden views, benefits from a squared bay window and a further brick inglenook fire with cast iron multi fuel burner, making it an ideal space for both everyday meals and more formal dining.

A further snug provides an additional informal living area, again with garden views, a squared bay window and a brick inglenook fire, allowing for a variety of uses such as a family TV room or quiet sitting room. The ground floor also includes a generous study, well suited to those working from home, and a smaller second study, providing further flexibility as a homework room, hobby space or home office.

The large L-shaped kitchen to the rear is designed to function as the hub of the home. It benefits from good natural light and incorporates dedicated dining space, making it convenient for family meals. The kitchen is made up of a range of shaker style wall and base units with wood effect worksurfaces over, there is also the handy addition of a central island unit with breakfast bar seating. For cooking there is a Stoves range cooker with extractor over. A ceramic butler sink and plumbing for a dishwasher finish off the kitchen space. Patio doors to the side garden link the kitchen directly to the outdoor decking and entertaining area. A useful utility room with plumbing for washing machine and additional storage space sits alongside, providing practical ancillary space. There is also the handy addition of a cloakroom WC off the utility which comprises of a close coupled WC and wash hand basin, ideal for visiting guests.

To the first floor, a generous landing includes an airing cupboard with hot water cylinder, offering additional storage and practicality. The bedroom accommodation is particularly well arranged for large or expanding families.

The master bedroom suite to the rear boasts a large double bedroom with dual aspect windows, bringing in plenty of natural light and enjoying views over the grounds. This room benefits from its own en-suite which comprises of a shower cubicle with mains rainfall effect shower over, close coupled WC and wash hand basin as well as a spacious dressing room and well-equipped walk-in wardrobe, providing ample storage and a clear sense of separation from the rest of the accommodation.

Bedroom two is another large double with dual aspect windows and a cast iron feature fire, offering a bright and spacious feel. Bedroom three is a large double to the front of the property with dual aspect windows and a cast iron feature fire, adding character. Bedroom four is a further large double, also with a cast iron feature fire. Bedroom five is a single, making an ideal child's room, nursery or study.

The main family bathroom is well specified, featuring his and hers wash basins, a high-level cistern WC, a freestanding bath and a shower cubicle with both rainfall and handheld shower heads.

Externally, the property sits within an impressive 1.75-acre plot, which includes extensive lawned and wooded areas providing an appealing setting for those who value outdoor space and natural surroundings. To the side

of the property is the more formal garden space which features a large timber decking area complete with brick BBQ and hot tub, ideal for outdoor dining and relaxation. The grounds further benefit from a large outbuilding to the rear which can be accessed via a large sliding door providing easy vehicular access, or the personal doors, this space is fitted with several light and power points and could possibly be converted (subject to the necessary planning) into its own separate dwelling for holiday let purposes. To the front of the outbuilding is a large, gravelled parking area which also leads to a brick built single garage providing ample off-road parking behind double gates for multiple vehicles.

The garden and overall grounds lend themselves well to family use, with space for play, gardening, and enjoying the nearby walking routes that connect to the surrounding countryside and coastline.

North Somercotes is a popular coastal village on the Lincolnshire coast, offering a good range of local amenities, including village shops, pubs and everyday services. The area is known for its nature reserves, open countryside and access to the coast, making it attractive to those who enjoy outdoor activities. There are nearby nurseries, primary and secondary schooling, making the location particularly suitable for families looking to combine village living with access to education and local facilities.

This neutrally decorated, extremely versatile, five-bedroom detached house for sale in North Somercotes offers substantial family accommodation, multiple reception rooms, generous gardens and mature trees, and a well-connected village location close to the coast.

Room Measurements

Ground Floor

Entrance Porch: 5'10" x 3'11"
 Entrance Hall: 7'01" x 25'05"
 Snug: 13'01" x 13'00"
 Dining Room: 13'00" x 13'00"
 Lounge: 16'02" x 13'01"
 Study One: 10'06" x 10'03"
 Second Study: 4'10" x 10'03"
 Kitchen Diner: 'L' Shaped, 21'05" (max) 20'05" (max)
 Utility Room: 9'00" x 6'05"
 Cloakroom WC: 3'03" x 5'05"

Outside

Garage: 10'08" x 21'03"
 Outbuilding: 41'03" x 25'07"

First Floor

Landing: 6'11" x 19'11"
 Master Bedroom: 14'06" x 14'00"
 Dressing Room: 10'10" x 14'06"
 Walk In Wardrobe: 5'07" x 10'10"
 Ensuite Shower Room: 6'00" x 6'05"
 Bedroom Two: 16'03" x 13'01"
 Bedroom Three: 12'11" x 13'00"
 Bedroom Four: 13'03" x 12'11"
 Bedroom Five: 6'00" x 8'05"
 Bathroom: 15'05" x 6'08"





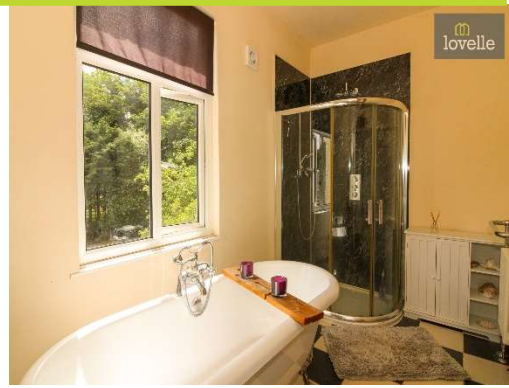
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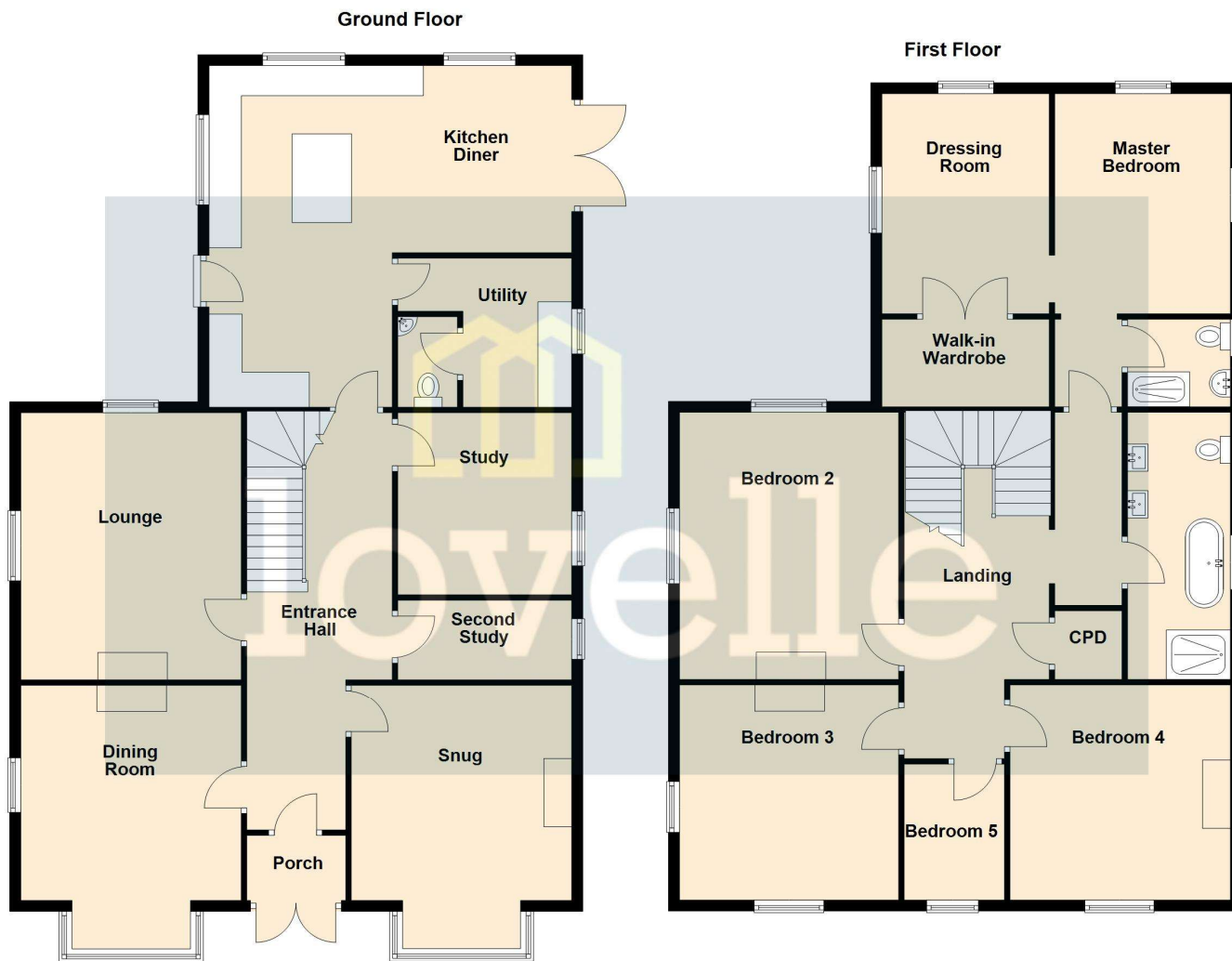
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Mobile and Broadband Checker

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







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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