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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Roseway Cottage Warren Side
North Somercotes
LN11 7NL

Offers in the Region of
£345,000

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Property Description

Step into something truly special with this beautifully presented and impressively extended two (potentially three) bedroom detached bungalow, set on a substantial and highly versatile plot. From the moment you arrive, the sense of space and opportunity is clear. The property boasts uPVC double glazing and central heating throughout, and offers a flexible layout including a welcoming entrance porch, hallway, two well-proportioned bedrooms, a modern shower room, a comfortable lounge (which could potentially serve as a third bedroom), a spacious dining kitchen, and a lovely garden room that provides the perfect spot to relax while enjoying views over the grounds. Outside is where this home really shines. The generous plot is ideal for families, hobbyists, or anyone needing extra space. A large driveway with twin gated access provides ample off-road parking for multiple vehicles, including motorhomes or caravans. There's also additional secure gated access leading to a separate compound area—perfect for extra storage or parking. The gardens are a standout feature, offering extensive lawned areas, a sunny aspect, and a good degree of privacy—ideal for entertaining, family life, or simply unwinding outdoors. You'll also find a range of useful outbuildings, workshops, and storage sheds, along with a charming

summer house. Adding even more appeal, the property includes a static caravan tucked behind a fenced area—perfect for visiting family or presenting an exciting opportunity for holiday let or Airbnb income. This is a rare opportunity to secure a home that combines comfort, flexibility, and exceptional outdoor space. Viewing is essential to fully appreciate everything this unique property has to offer.

Entrance Porch

uPVC double glazed windows to two aspects. Stable leading to the outside. Inner door to the hallway.

Hallway

Doors off to the shower room bedrooms and lounge.

Bedroom One

10' 1" x 10' 11" (3.086m x 3.335m)

Offering uPVC double glazed window, the first of the bedrooms is pleasantly presented. Column radiator. Down lighting to the ceiling.

Bedroom Two

8' 5" x 7' 8" (2.568m x 2.332m)

uPVC double glazed window. Central heating radiator.

Shower Room

8' 3" max x 5' 11" (2.524m x 1.792m)

Lovely modern wetroom with uPVC double glazed window. Shower area and then a w.c and washbasin set into a modern unit. Chrome effect central heating towel radiator.

Lounge

10' 0" x 12' 6" (3.057m x 3.814m)

uPVC double glazed window. Column radiator. Log burner stove inset to the chimney breast wall.

Kitchen/Dine/Living

13' 10" x 16' 1" (4.212m x 4.909m)

A stand out feature of the property has to be this superb and spacious dining kitchen offering an excellent array of fitted base units with contrasting work surfacing with inset one and a half stainless steel sink and drainer. Space to accommodate a range oven with chimney extractor over. Tiled splashback. Integrated dishwasher. Dual aspect view with double glazed windows to two sides and bi folding doors through to the garden room. There is a second section to then kitchen which houses the integrated microwave and has space for a fridge freezer. Plumbing for a washing machine. uPVC double glazed window.

Garden Room

10' 8" x 15' 2" (3.243m x 4.634m)

Offering views over the garden, this lovely living area has twin sets of French doors out to the garden.

Outside

One of the main selling point's to this property has to be that of its gardens and the plot its stands upon. Firstly there is two sets of gates providing access to a large driveway and parking area and creating a good security feature for those with children or pets due to the two sets of gates securing the property from the lane. There is parking for multiple vehicles on this driveway and can easily accommodate a caravan or similar although there is a second gated access to the side which leads into a compound area. The main garden is laid to lawn complemented with some fruit trees, shrub and plants. There is a timber summer house with decked area, creating a perfect home office or a place to sit and relax. Storage shed located near to the summerhouse. There are various outbuildings/garage/storage unit to the property ideal for the keen hobbyist or for those that may own their own business as these can be accessed from the side compound area. Another feature to the

garden is there is a static caravan in place ideal for use when family members visit or for those wishing to maybe run a small air bandb business from home.

Mobile Home

The mobile home offers lounge area, dining kitchen, inner hallway, shower room and two bedrooms with the main bedroom having an ensuite cloakroom. The caravan is set behind a small fenced enclosure separating it from the main garden.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



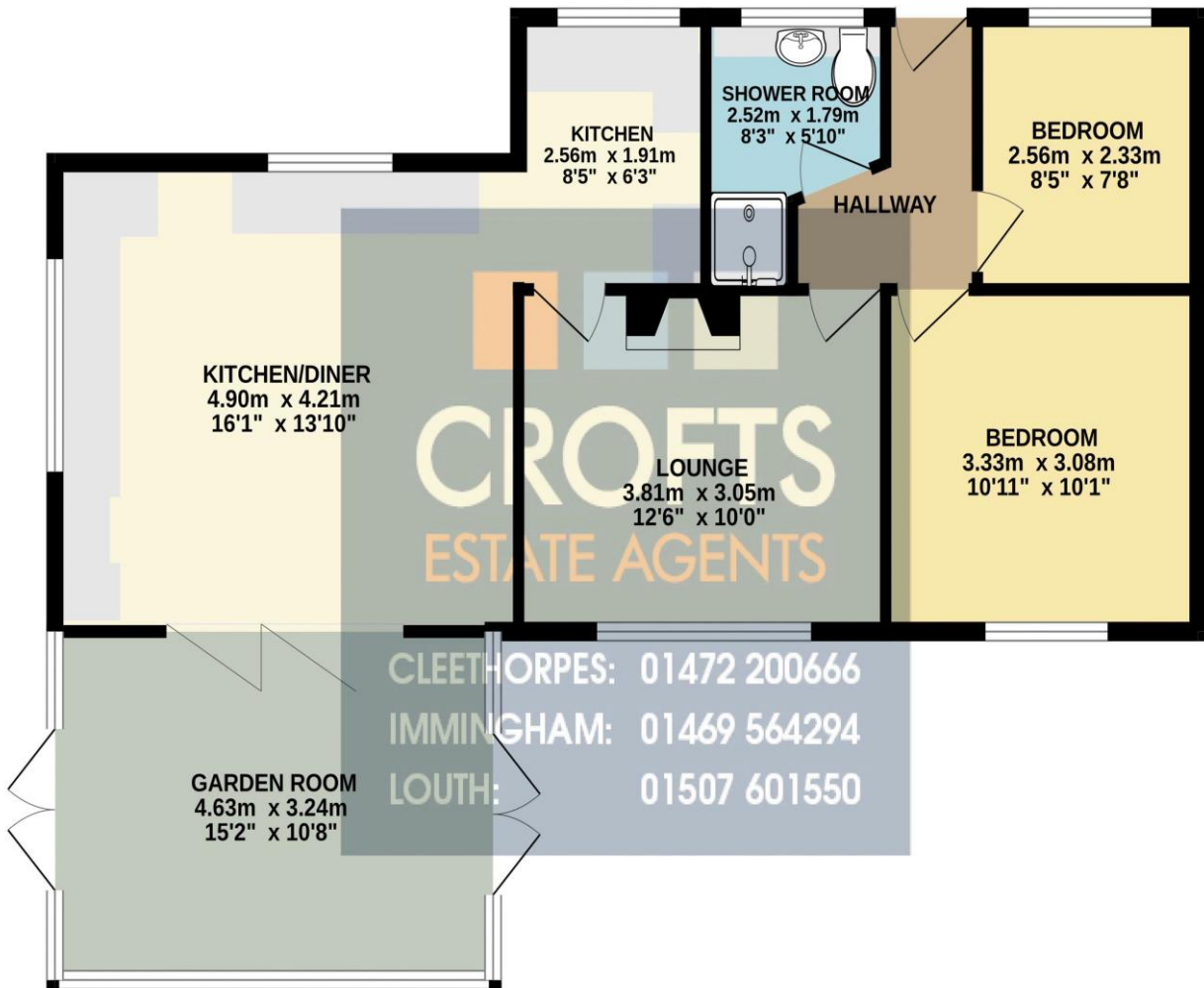


OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
76.8 sq.m. (826 sq.ft.) approx.



TOTAL FLOOR AREA : 76.8 sq.m. (826 sq.ft.) approx.

Whilst 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-statement. 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 as to their operability or efficiency can be given.
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