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Squires Meadow, North Somercotes



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£349,950

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A well-planned detached three-bedroom family home in the popular coastal village of North Somercotes, offering three reception rooms including a conservatory, a shaker-style dining kitchen with utility, en-suite master bedroom, wrap-around gardens, driveway parking and a versatile garage/studio, all within easy reach of village amenities, schools and green spaces.

### Key Features

- Detached Family Home
- Popular Coastal Village Location
- Three Generous Bedrooms
- Lounge, Dining Room & Conservatory
- Farmhouse Style Kitchen & Utility
- Family Bathroom, Ensuite & Cloakroom WC
- Wrap Around Gardens
- Driveway & Detached Garage
- EPC rating D
- Tenure: Freehold





This detached three-bedroom house is offered for sale in the popular coastal village of North Somercotes, close to Louth, and provides well-planned accommodation with three reception rooms, wrap-around gardens and a versatile garage/studio, making it suitable for families seeking village living with local amenities and green spaces nearby.

Internally, the property is approached via an entrance hall which includes a useful cloakroom WC, ideal for day-to-day family use and for visitors. From here, doors lead to the main ground floor rooms.

The principal reception room is a large lounge, featuring an inglenook fireplace with cast iron log burner, forming a focal point to the space and providing a comfortable setting for everyday living. Double doors connect the lounge to the dining room, allowing the two rooms to be used either independently or as a flowing space for larger gatherings.

The dining room is also a generous size, well suited to family meals and entertaining. From the dining room, double doors lead through to the conservatory, creating a natural progression from formal dining to a more relaxed garden-facing environment.

The conservatory is a spacious addition and boasts views over the garden. With double doors opening directly to the garden, this room links the interior and exterior spaces and offers a pleasant outlook over the surrounding wrap-around gardens.

The kitchen is designed in a shaker-style farmhouse theme, with a range of wall and base units providing storage and worktop space. It is fitted with a built-in double oven to face height, a 4-ring electric hob with extractor over, together with an integrated dishwasher, fridge and freezer. There is space for dining within the kitchen, allowing for informal meals and day-to-day family use. A separate utility room adds further practicality and benefits from plumbing for a washing machine and houses the oil-fired central heating boiler, helping to keep laundry and additional storage neatly contained.

Upstairs, the property offers three double bedrooms. The master bedroom is a particularly spacious double room with the benefit of its own en-suite facilities which comprise of a shower cubicle with mains shower, close coupled WC and pedestal wash hand basin, providing added privacy and convenience. The second bedroom is also a double, suitable as a further main bedroom or guest room. The third bedroom is a double as well and features a handy storage cupboard, useful for clothing, linen or general household items.

The main bathroom comprises of a four-piece suite with a panelled bath, walk-in shower with mains Aqualisa rain shower head, close-coupled WC and wash hand basin, providing both bathing and showering options to suit different preferences.

The property has an EPC rating of D and falls within Council Tax band D.

Externally, the house stands within well maintained, lawned wrap-around gardens, with block paved patio areas to the rear perfect for al fresco dining, mature flower beds adding colour to the space. Within the garden, there is a timber summer house with bar, adding an additional versatile space for relaxation or social occasions. A combination of high-level fencing, mature shrubs and hedges to the perimeter create a high degree of privacy when enjoying the outside space. The overall outdoor arrangement offers a range of options for seating, play areas or planting, depending on individual requirements.

A gravelled driveway, accessed via five-bar timber gates to the side of the plot, provides ample off-road parking for cars, vans or even motorhomes/caravans. The garage is currently used as a studio space, giving

scope for hobbies or home working, but retains an electric roller garage door, allowing it to function as a traditional garage if required.

The location in North Somercotes places the property within a popular coastal village setting. The village offers local amenities including shops, nursery, primary and secondary schools along with everyday services, making it practical for family life. North Somercotes is also known for its access to nearby green spaces and walking routes, including countryside and coastal paths that appeal to those who enjoy outdoor activities.

The wider area around Louth and the Lincolnshire coastline provides further leisure opportunities, with beaches and nature reserves within driving distance. Louth itself, a historic market town, offers a broader selection of supermarkets, independent shops, cafes and restaurants, as well as secondary schooling and leisure facilities.

In summary, this detached three-bedroom house for sale in North Somercotes combines three reception rooms, a well-equipped shaker-style kitchen with dining space, utility room, en-suite master bedroom and a main bathroom with both bath and walk-in rain shower. Externally, the wrap-around gardens, gravelled driveway, summer house with bar and a flexible garage/studio contribute to a practical and appealing family home in a quiet village road setting, with local amenities, schools and green spaces within reach.

## Room Measurements

### Ground Floor

Entrance Hall: 6'05" x 17'01"  
Cloakroom WC: 2'10" x 6'06"  
Kitchen: 12'11" x 13'00"  
Utility Room: 6'08" x 6'05"  
Lounge: 14'03" x 14'02"  
Dining Room: 14'03" x 10'04"  
Conservatory: 12'11" x 11'04"

### First Floor

Landing: 11'10" x 6'05"  
Bedroom One: 13'01" x 14'04"  
Ensuite: 2'11" x 9'02"  
Bedroom Two: 14'04" x 8'07"  
Bedroom Three: 13'08" x 7'06"  
Family Bathroom: 6'07" x 11'10"  
  
Garage: 19'04" x 11'02"





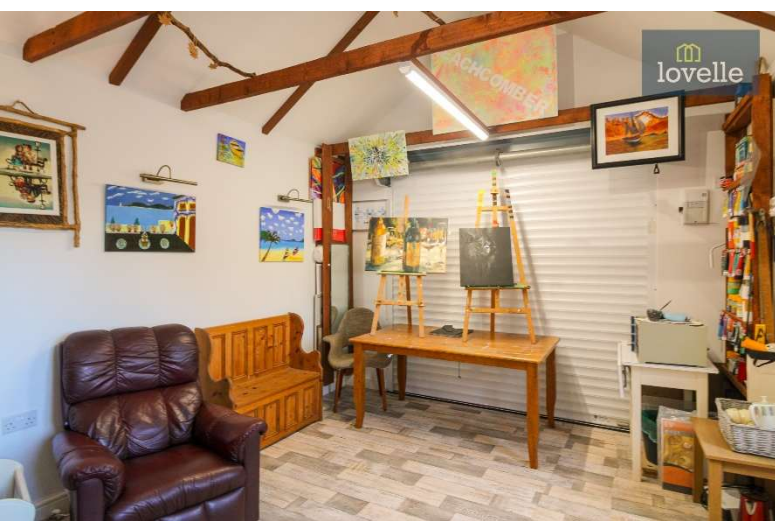
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## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.







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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.