CHOICE PROPERTIES
Estate Agents

Cuckoo House Churchill Road, North Somercotes, Louth, LN11 7QS

Price £375,000

Offering four bedrooms this spacious detached property, measuring approx. 1668 sq ft, offers a flexible layout to allow for a fourth bedroom on the ground floor if required. This superb property additionally benefits from a spacious driveway, double garage and an impressive garden. Located on a quiet private lane, viewing of this beautiful home is advised.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The beautifully presented accommodation comprises:

Entrance hallway
13'10" x 7'8"
Spacious hallway, built in storage cupboard. Control panel for burglar alarm system. Leading to:-

Reception Room
16'8" x 14'1"
Wood burner in brick surround with timber mantle piece.

Bedroom 4/Study
13'9" x 10'5"
Double bedroom, TV Aerial point, wall mounted fuse box.

Kitchen
16'0" x 15'01''
Fitted with an immaculate range of wall and base units with worktops over, one and a half bowl ceramic sink unit with drainer and mixer tap, central feature island with storage drawers. Integral fridge/freezer, integral 'Beko' dishwasher, electric double oven with 5 ring LPG hob, stainless steel extractor hood over, part tiled walls, TV Aerial point, inset spotlighting to the ceiling, ceiling fan, door to:-

Utility room
9'6" x 5'6''
Fitted with a range of base units with worktops over, one bowl stainless steel sink unit with mixer tap, cold water filter tap, extractor fan, plumbing for a washing machine, water softener, 'Worcester' condensing boiler, part tiled walls, door into rear garden and Shower Room.

En-suite Shower Room
8'8" x 6'3"
Fitted with a modern three piece suite comprising shower cubicle with glass screen door, pedestal wash hand basin with mixer tap, close coupled wc, heated towel rail, tiled walls and flooring. Extractor fan.

Conservatory
13'5" x 9'8"
Polycarbonate pitched roof, tiled flooring, double opening 'French' patio doors to side aspect leading into the rear garden.

Dining room
15'10" x 11'8"
Central ceiling fan, double timber doors leading to the kitchen, double opening 'French' patio doors into:-

Landing
5'8" x 13'0"
Spacious, airy and bright landing with Velux window, loft hatch with pull down ladder leading to the partly boarded loft space.

Bedroom 1
12'2" x 11'8"
Spacious double bedroom, central ceiling fan light, door to:-

Bedroom 2
11'8" x 9'8"
Double bedroom. Eaves storage, T.V aerial point.

Bedroom 3
9'8" x 9'8"
Double room, Eaves storage.

Bathroom
Fitted with a modern white three piece suite comprising panelled Jacuzzi bath, pedestal wash hand basin with mixer tap, close coupled wc, heated towel rail, tiled walls and flooring, Velux feature window.

Downstairs Shower Room
Fitted with a three piece suite comprising corner shower cubicle with mains shower over, pedestal wash hand basin with mixer tap, close coupled wc, tiled splash backs.

Driveway
Spacious driveway providing generous parking for numerous vehicles.

Garage
Detached double garage with up and over doors, power and lighting, Part boarded loft space, log storage, work bench.

Garden
The property is approached via a well maintained shared driveway which leads to your own private driveway. Cuckoo House sits within a sizeable plot of beautifully tended gardens. The property is fronted by a gravelled garden edged by a low level brick wall and a paved driveway providing ample parking for several vehicles. There is side gated access to the privately enclosed rear garden which has been mostly laid to lawn and features a sizeable paved patio area. A 1300 litre oil tank is found next to the garage and a paved serpentine path leads through the garden to the rear where you will find a low maintenance gravelled area with raised beds. Furthermore, 2 timber sheds, and a summer house are included in the sale and attractive plants and shrubbery feature throughout this peaceful garden. There are external power sockets and a tap.

Tenure
Freehold

Council Tax
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

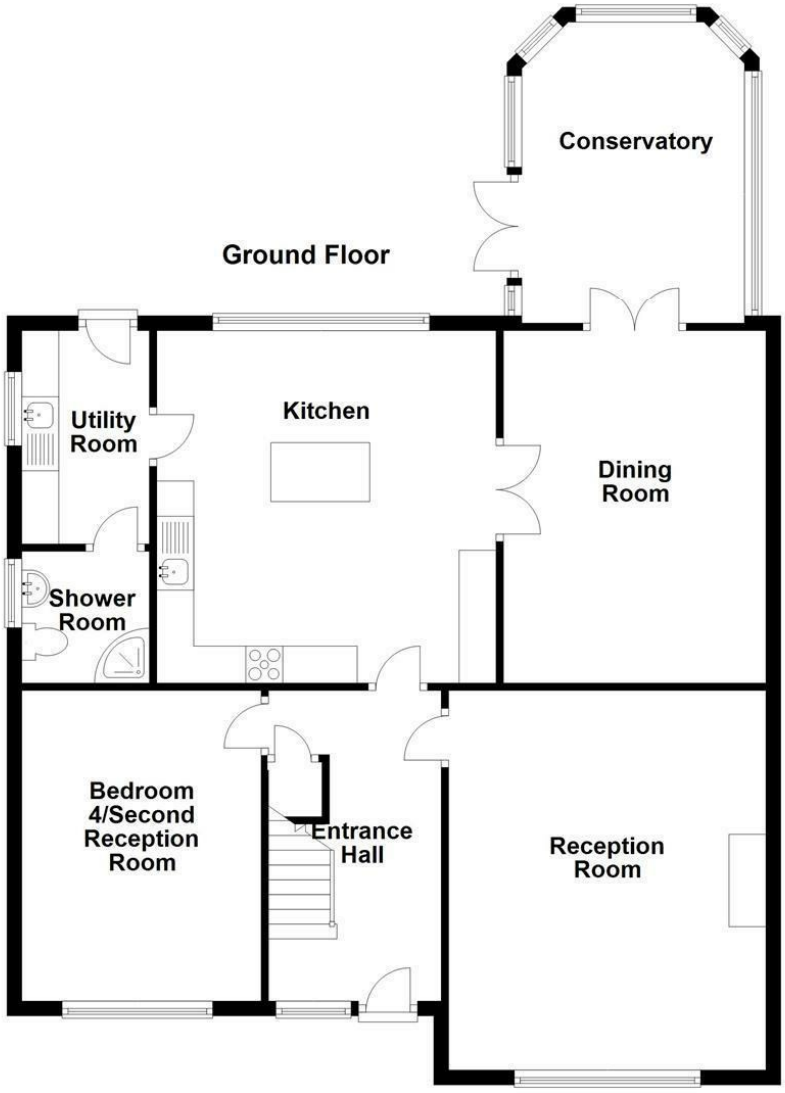
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D - Amount Payable 2023/24 is £2029.45

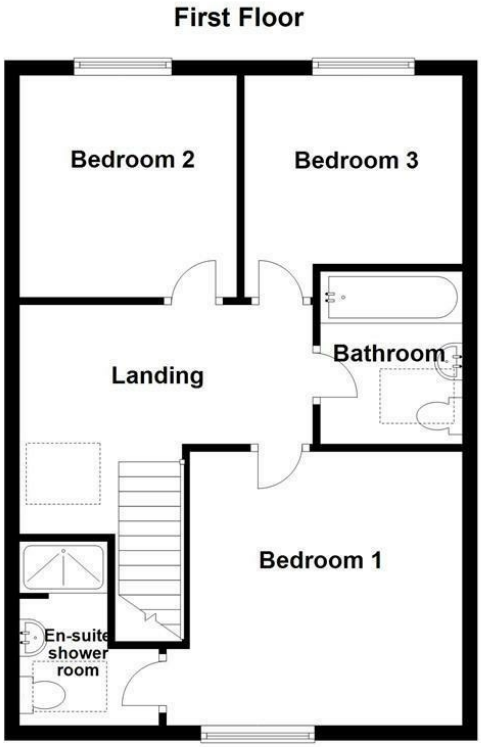
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

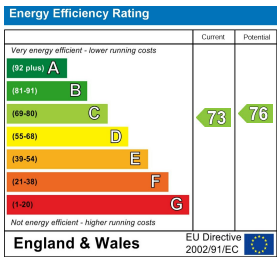
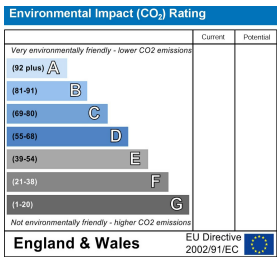
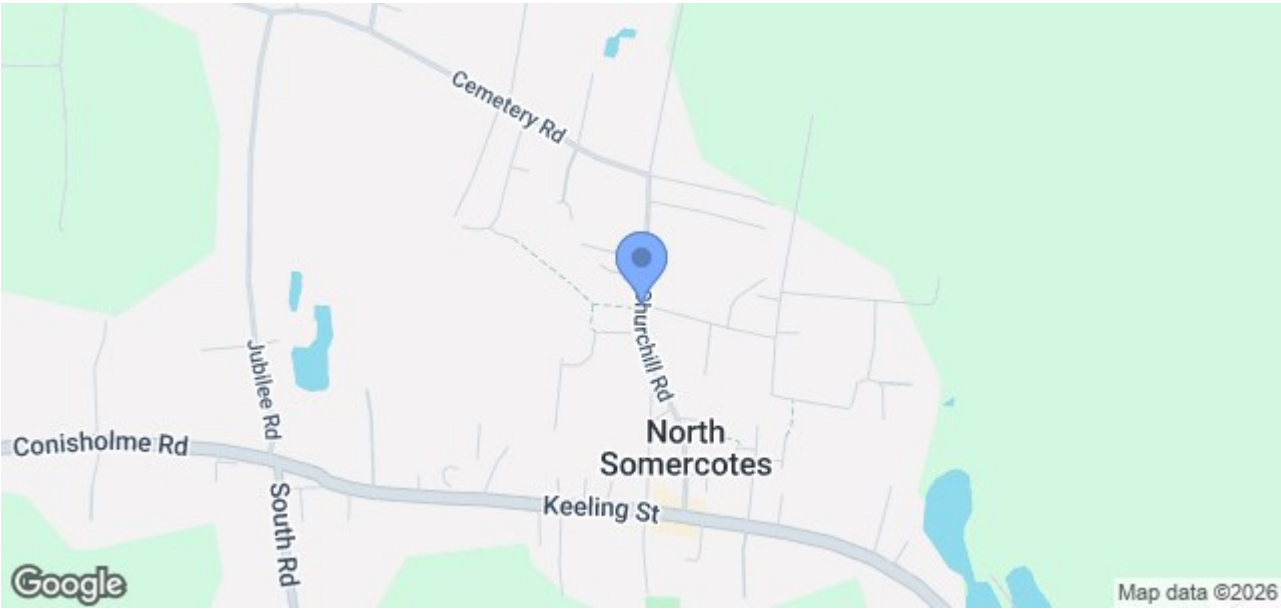
Opening Hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 860033.

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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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.


Ground Floor
Conservatory
Utility Room
Kitchen
Dining Room
Shower Room
Bedroom 4/Second Reception Room
Entrance Hall
Reception Room


First Floor
Bedroom 2
Bedroom 3
Bathroom
Landing
Bedroom 1
En-suite shower room

Directions

Cuckoo House can be found off of Churchill Road down a private lane. Use postcode LN11 7QS.