



Darton Place

North Somercotes

M A S O N S

SINCE 1850



Darton Place

Church End, North Somercotes,
LN11 7PZ

Four-bedroom detached family home

Peaceful position on the outskirts of North Somercotes

Open farmland views to the rear

Southerly facing mature rear garden

Modern breakfast kitchen with central island

Ground floor double bedroom and bathroom

Extensive driveway, integral garage and EV charger

Spacious lounge and conservatory

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A superb opportunity to acquire this four-bedroom detached home, occupying a peaceful position on the outskirts of North Somercotes and enjoying open farmland views to the rear, with views towards the church to the front. Dalton Place is positioned along Church End, a quiet, leafy road, and offers a modern fitted kitchen, dining room leading into a conservatory, separate spacious lounge and ground floor bedroom, together with bathroom and separate WC. There is also a utility room and integral garage. To the first floor are three further double bedrooms and a shower room off the spacious landing. To the front is ample driveway parking, while the rear enjoys a southerly aspect with countryside views and is laid to patio and lawn.

The property benefits from uPVC windows and doors and oil-fired central heating. The property was significantly improved in 2010 with the conversion of the loft space to create the first-floor accommodation, with more recent improvements including the bathroom with underfloor heating, water softening system and electric vehicle charger.



Ground Floor

A spacious entrance with wood-effect flooring, staircase leading to the first floor and pine doors to the principal rooms. The living room is positioned to the front with a large bow window overlooking the driveway and church, wood-effect flooring and feature fireplace with coal-effect gas fire.

The breakfast kitchen is fitted with a good range of modern Shaker-style units in a cream finish, complemented by marble-effect work surfaces and a central island with breakfast bar. There is a one-and-a-half bowl resin sink and a good range of built-in appliances, including larder fridge, dishwasher, double oven and induction hob with extractor above, together with a wine cooler. Tile-effect flooring leads through to the utility room, which has worktop and sink, space for washing machine and tumble dryer and a door leading to the rear garden.







The dining room is a good size with wood-effect flooring and has a sliding door leading into the conservatory. The conservatory benefits from a southerly aspect, solid roof covering, tiled floor and patio doors opening onto the garden.

The property benefits from a ground floor double bedroom positioned to the front, served by a recently fitted bathroom suite with electric underfloor heating, panelled bath with shower attachment, wash hand basin and large shower cubicle with thermostatic shower. There is a heated chrome towel rail and tiled floor and walls. Adjacent is the separate WC with wash hand basin. The integral garage is longer than average, having a remote roller door to the front and housing the oil-fired boiler, with window to the side.





First Floor

The first-floor landing is wide and spacious, providing an ideal opportunity for a homeworking area. The master bedroom is a very generous double with dormer windows to the front and rear and built-in wardrobes. Bedroom 2 is also a double with further dormer windows to the front and rear and open wardrobe space, while bedroom 3 is another double room with window to the rear and cupboard housing the hot water cylinder, with shelving for laundry. The shower room enjoys a low-maintenance finish with Mermaid panelling and enclosed shower cubicle with electric shower, wash hand basin and WC, together with a frosted glass window to the rear.









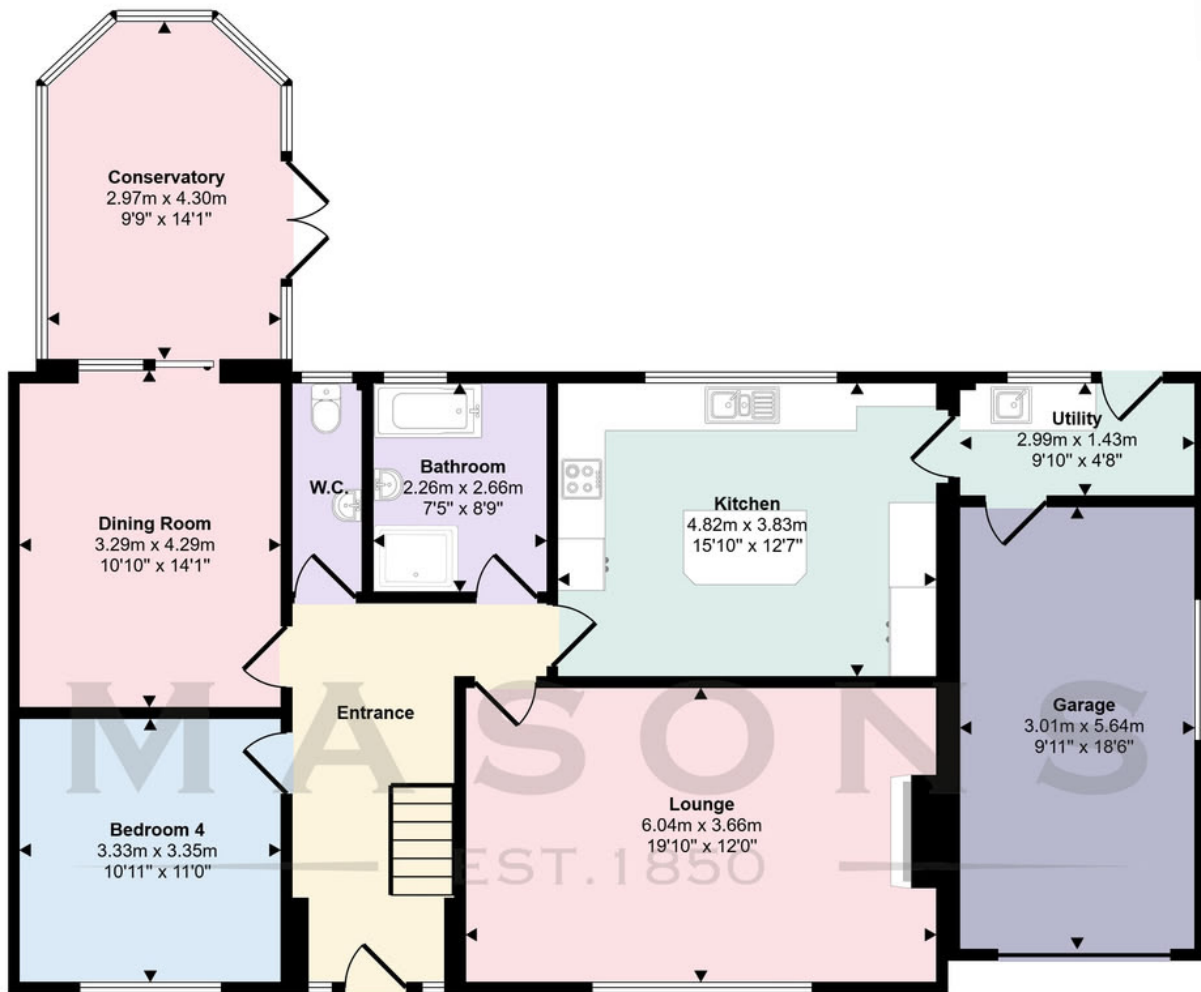
Outside

The property is accessed via a five-bar timber gate leading to the extensive concrete driveway, providing parking for multiple vehicles and access to the garage, with external electric car charger. There is a low-maintenance gravel garden to the front with walled boundary.

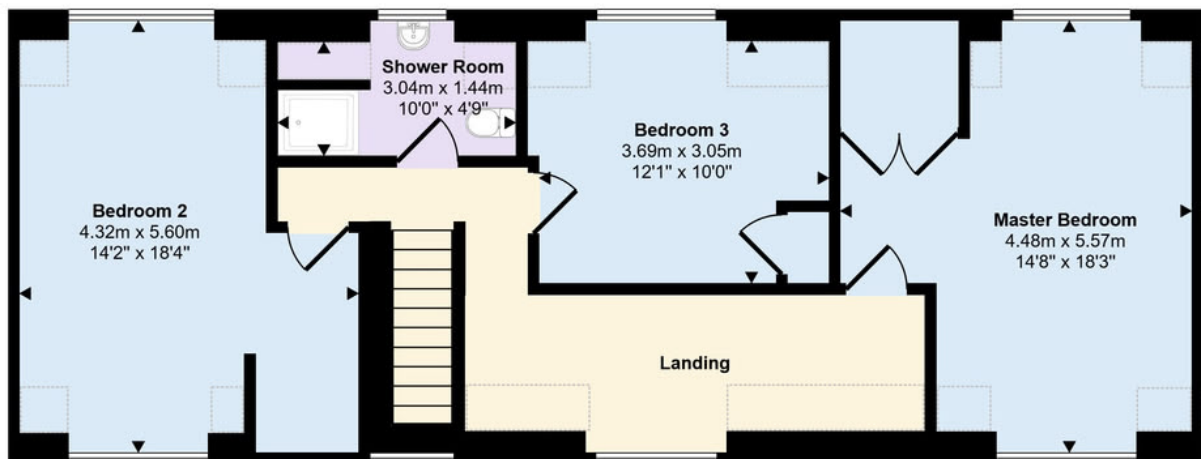
The rear garden enjoys a southerly aspect with open farmland views and is laid mainly to lawn, with a beautiful array of planted flowers, shrubs and bushes creating a mature setting. Fenced boundaries surround a large patio area adjacent to the house. A timber summer house sits to one side, while a delightful patio opposite features a timber pergola, providing an ideal space for alfresco dining and barbecues.







Ground Floor
Approx 126 sq m / 1358 sq ft



First Floor
Approx 83 sq m / 898 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

North Somercotes

Coastal Living with Local Facilities

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses, primary and secondary schools, take-away food shops, butchers, restaurant, playing fields with pavilion and bowls club, church and village hall.

There is a holiday park on the south side of the village with fishing lake, tennis courts, snooker room, bars and walks through pine woodland. Marsh Lane leads to the North Sea coast at Donna Nook, which is frequented annually by a multitude of wildlife enthusiasts drawn to the visiting seal colony during the seal pupping season. There are several nature reserves extending for miles along the Lincolnshire coastline with long sandy beaches beyond.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.



The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	41 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains electricity and water but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///investors.couch.unstated

Directions

From the centre of North Somercotes on Keeling street travel west and turn left onto South Street. Continue until the next left onto Church End. Travel down Church End for some distance, upon arriving at the Church the property will be opposite on the right.

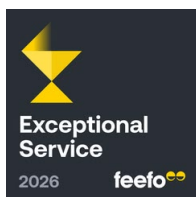
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