



19 Gibsons Gardens North Somercotes Louth
LN11 7QH

£210,000

JOHN TAYLORS
EST. 1859

An excellent opportunity to acquire a detached bungalow nestled in a quiet, highly sought-after cul-de-sac location within the popular coastal village of North Somercotes, Lincolnshire. Offered for sale with the distinct advantage of no onward chain, this property presents a fantastic blank canvas for those wishing to undertake a scheme of modernisation and tailor a home to their own taste and specifications. The versatile layout ensures a sensible flow across one floor, maximizing the potential of its peaceful village setting. EPC rating tbc.

North Somercotes

North Somercotes is a well-serviced and thriving village that caters perfectly to daily needs. The property sits within short walking distance of an array of excellent amenities, including Co-op Food and Spar convenience stores, a local butcher, and a combined post office and greengrocer. The village also features public houses, Italian and Chinese restaurants, and takeaways. Essential healthcare is provided by a modern health clinic, while local schooling options include North Somercotes C of E Primary School and the highly-regarded Somercotes Academy. With the scenic Lincolnshire Wolds to the west and coastal attractions like the Donna Nook nature reserve close by, this location combines quiet village life with everyday convenience.

Rooms

Entrance Porch

Front porch With uPVC double glazed windows and door.



Entrance Hall

With uPVC double glazed door, radiator, access to roof space and central heating control panel.

Lounge

With tiled fireplace, uPVC double glazed windows to front side elevations and radiator. Maximum width measurement.

17'9" x 11'9" (5.47m x 3.64m)

Kitchen

With fitted wall and base cupboards, resin sink and drainer board, uPVC double glazed window and side access door, part tiled walls, radiator and Baxi LPG gas fired central heating boiler.

14' x 10'9" (4.29m x 3.33m)

Bedroom 1

With uPVC double glazed window and radiator.

11'7" x 11'4" (3.58m x 3.48m)

Bedroom 2

With radiator and uPVC double glazed window.

11'7" x 11'5" (3.58m x 3.51m)

Bathroom

With panelled bath and shower over, wash basin, close coupled toilet, radiator and uPVC double glazed window, built-in laundry cupboard housing radiator.

7'9" x 7'5" (2.42m x 2.3m)

Outside

The front garden is mostly laid to lawn with flower borders and deep concrete driveway leading to a carport and garage. The rear garden is again mostly laid to lawn with an old timber shed and coal bunker as well as the LPG gas storage cylinder.

Garage

With up and over garage door, power and lighting and uPVC pedestrian access door.

19'3" x 9'6" (5.91m x 2.95m)

Services

The property is understood to have a mains water, electricity and drainage. LPG gas central heating

Tenure

The property is understood to be freehold.

Council Tax Band

According to the governments online portal, the property is currently in the Council Tax Band B.

Mobile

We understand from the Ofcom website there is 74% coverage from EE, 71% from O2, 68% from Vodafone and 67% from Three.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 16 Mbps and an upload speed of 1 Mbps. Superfast broadband is available with a download speed of 54Mbps and upload speed of 8Mbps. Ultrafast download and upload speed of 1000 Mbps. Openreach and Quickline are the available networks.





FLOORPLAN

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.