



**Scotia Keeling Street, North Somercotes, LN11 7PR**

**Asking Price £230,000**

**\*NO ONWARD CHAIN\***

TES Property bring to the market this delightful detached bungalow located in the well serviced village of North Somercotes, conveniently situated within walking distance to shops and amenities. Internally, the property consists of a kitchen, living room and dining room, along with a conservatory, two double bedrooms, shower room and separate toilet. Externally the property benefits from a good size rear garden, perfect for someone who enjoys gardening and being outside and to the front, there is off road parking and garden which could provide further parking space if required.

Viewing is highly recommended!



### **Location - North Somercotes**

North Somercotes is a coastal village situated midway between the sea side towns of Mablethorpe and Cleethorpes. It is approximately 10 miles from Louth, 18 miles from Grimsby and 38 miles from Lincoln.

It is well serviced with a wealth of amenities, including two village pubs, an authentic Italian restaurant, two well stocked convenience stores, a post office, a green grocery and a popular farm shop and café. As well as doctors' surgery, a nursery, a primary and a secondary school. There is also a holiday park on the south side of the village with a picturesque fishing lake.

There are some pleasant walks nearby whilst the beach and coastal pathways are less than 1.5 miles away as well as the Nature Reserve Donna Nook which is less than 3 miles away, famous for its population of grey seals that visit during the winter months

### **Entrance Hallway**

Enter the property via a uPVC double glazed door into the hallway where there is an airing cupboard which houses shelving and the hot water cylinder with cupboard above, a further cupboard with shelving, loft access hatch and a radiator.

### **Kitchen 10'5" x 9'8" (3.18m x 2.96m)**



The kitchen is fitted with a range of wall, base and drawer units with roll top worktop incorporating a one bowl stainless steel sink and drainer, integrated electric oven and grill, electric 4 ring hob with pull out extractor above, space for washing machine and fridge and freezer. The splashbacks are tiled with uPVC double glazed window and door to the side, wall mounted Wall Star boiler, thermostat and a radiator.

### **Dining Room 9'6" x 12'10" (2.905m x 3.93m)**



With a radiator and dual aspect uPVC double glazed windows to the front and side.

### **Living Room 11'11" x 11'8" (3.64m x 3.57m)**



Cosy room with feature electric fireplace with stone effect hearth and wooden mantle, uPVC double glazed doors to conservatory and a radiator.



**Main Bedroom 12'11" x 12'2" (3.94m x 3.71m)**



Double bedroom with dual aspect uPVC double glazed windows to the front and side, wall mounted consumer unit and a radiator.

**Bedroom 2 8'11" x 9'10" (2.726m x 3.02m)**



Radiator and uPVC double glazed window to the rear.

**Shower Room 5'5" x 5'10" (1.66m x 1.79m)**



Fitted with a two piece suite consisting of a corner

shower cubicle and wash hand basin, there is a corner tiled shelf with cupboard under, uPVC double glazed window to the side, fully tiled walls and a radiator.

**Toilet 2'11" x 5'10" (0.89m x 1.78m)**



Part tiled walls, w/c, uPVC double glazed window to the side and corner shelf.

**Conservatory 10'1" x 10'11" (3.09m x 3.33m)**



With uPVC double glazed window and doors to the rear garden and ceiling fan.



## Rear Garden



The rear garden is mainly laid to lawn with a range of mature shrubs and bushes and trees throughout with a side gate and pathway leading to the front. A patio area overlooks the garden with a further raised lawn accessed at the rear. There is an outside tap, lighting, greenhouse and two stores.

## Front Garden



The property is fronted with a concrete driveway with extended gravel drive, there is an garden laid to lawn garden with hedges, plants and trees.

## Services

Mains water, drainage and electricity are understood to be connected with oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

## Tenure

The property is believed to be freehold and we await solicitors confirmation.

## Brochure Prepared

October 2025.

## Viewings

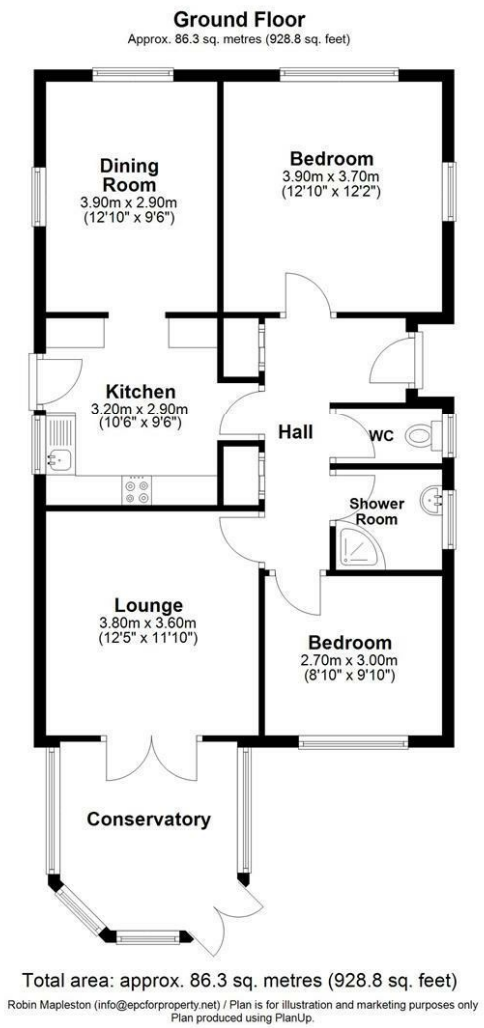
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

## Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

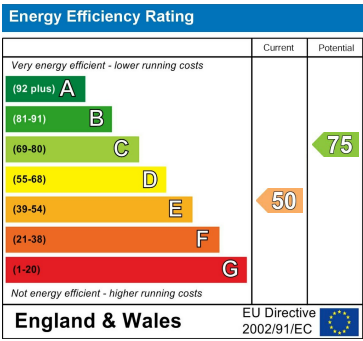
Floor Plan



Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.