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Conisholme road, North Somercotes



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£365,000



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An immaculately presented detached four-bedroom family home of around 2,000 sq ft in the popular coastal village of North Somercotes, offering flexible accommodation over two floors, two bathrooms, two reception rooms, a modern kitchen with utility, generous parking with garage and workshop, and private landscaped gardens with large patio and summer house close to village amenities, schools and green spaces.

Key Features

- Detached Four Bedroom Home
- Approx 2,000 sq ft
- Modern Kitchen & Utility
- Spacious Lounge
- Dining Room
- GF & FF Bathrooms
- Private Mature Gardens
- Ample Parking, Garage & Workshop
- Popular Coastal Location
- EPC rating E
- Tenure: Freehold





This immaculately presented detached four-bedroom house is offered for sale in the popular coastal village of North Somercotes, providing generous accommodation of approximately 2,000 square feet, well-planned private gardens and ample parking, making it well suited to families.

The property is set back from the road with a broad frontage which is accessed via the five bar timber gate leading to the driveway, providing ample parking to the front for several vehicles, together with a detached garage that benefits from a workshop to the rear. There is also a log and coal store, supporting the fireplace features inside the home.

On the ground floor, the accommodation includes two reception rooms and a modern kitchen with utility room. The main lounge is a well-proportioned room to the rear of the property with large windows providing good natural light and a pleasant garden view. From here, there is access to the gardens, allowing easy movement between indoor and outdoor areas. A particular focal point of the lounge is the exposed brick inglenook fireplace incorporating a cast iron log burner, providing a practical heating feature and a characterful centrepiece.

The second reception room is arranged as a dining room and features a large, bowed window to the front, creating a comfortable space for family meals or entertaining, with room to accommodate a good-sized dining table and associated furniture.

The kitchen is fitted with high gloss finish units offset by wooden worksurfaces, offering a modern and practical cooking environment. There is a handy breakfast bar providing an informal dining or social area, and an integrated oven and grill to face height, enhancing everyday usability. An integrated dishwasher is also included, together with a garden view from the kitchen window. A handy utility room complements the kitchen, offering additional space for laundry and storage along with access to the rear garden.

The layout is particularly suited to families seeking flexibility, with four bedrooms split across the ground and first floors. On the ground floor there are two double bedrooms. The first of these features a bowed window to the front elevation, while the second offers built-in wardrobes, providing practical storage without encroaching on floor space.

The main ground floor bathroom is well specified, incorporating a jacuzzi whirlpool bath with shower over, vanity wash hand basin, close coupled WC, heated towel rail and a handy airing cupboard. This arrangement supports convenient family use and additional storage for linens.

To the first floor, there are a further two bedrooms. Bedroom three is a double bedroom with built-in wardrobes, while bedroom four is a single bedroom that could equally be used as a study or hobby room. Serving these rooms is the first-floor bathroom, fitted with a four-piece suite comprising of an enclosed shower, panelled bath, wash hand basin and WC, providing a complete suite for the upper floor.

Externally, the property enjoys private mature gardens with scattered mature trees, flower beds and shrubs as well a large patio area, offering useful outdoor space for seating, dining and play. A particular highlight is the stunning summer house / garden bar situated to the corner of the garden, which enhances the usability of the garden as a leisure, work or hobby space.

The house is located in North Somercotes, a village on the Lincolnshire coast known for its access to local amenities, nearby schools and green spaces. The village typically provides day-to-day facilities such as local shops, public houses, restaurants and services, together with access to nearby parks and open countryside, appealing to those who value a balance of village life and coastal proximity. The surrounding area offers opportunities for walking and outdoor recreation, with various green spaces and coastal paths within a short drive. For families, the presence of nearby schools adds to the practicality of the location, reducing travel times for school runs and supporting everyday routines. Local amenities within the village and surrounding settlements help ensure that routine shopping and services are within reasonable reach.

While North Somercotes enjoys a more rural and coastal setting, but benefits from road links which connect the village to the wider area, including the market town of Louth and larger centres such as Grimsby, Cleethorpes, Mablethorpe and Lincoln.

The property holds an EPC rating of E and falls within Council Tax Band C. The property benefit from oil fired central heating and uPVC double glazed windows throughout.

In summary, this detached four-bedroom house for sale in North Somercotes provides substantial internal space, flexible bedroom arrangements over two floors, two bathrooms, a modern kitchen with utility room, two reception rooms, and well-planned outdoor areas including private gardens, a large patio, summer house, log and coal store, and excellent parking with garage and workshop. Its village location offers access to local amenities, schools and green spaces, making it a practical option for families seeking a coastal Lincolnshire setting.

Room Measurements

Ground Floor

Entrance Hall: 5'10" x 22'11"

Lounge: 13'11" x 20'05"

Kitchen: 11'02" x 18'03"

Utility Room: 4'00" x 11'01"

Dining Room: 10'11" x 16'04"

Bedroom One: 11'05" x 13'03"

Bedroom Two: 12'03" x 10'11"

Bathroom: 5'08" x 8'06"

First Floor

Bedroom Three: 12'03" x 10'11"

Bedroom Four: 9'04" x 8'07"

Bathroom: 6'07" x 11'06"

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.







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.

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