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Keeling Street, North Somercotes



When it comes to
property it must be


lovelle



£425,000



A neutrally decorated four-bedroom detached house for sale in North Somercotes, offering four reception rooms including an open-plan kitchen/dining/sunroom, utility and cloakroom, ample parking with garage, and a generous south-facing garden with open field views, all within easy reach of village amenities and the Lincolnshire coast.

Key Features

- Four-Bedroom Detached Home
- Large Open Plan Kitchen, Dining, Sunroom
- Spacious Lounge with Bay Window
- Separate Study
- Utility Room & Cloakroom WC
- Four-Piece Family Bathroom
- Ample Off Road Parking
- Detached Garage
- Open Fields to Rear
- Popular Coastal Village Location
- EPC rating C
- Tenure: Freehold





This neutrally decorated, deceptively spacious, four-bedroom detached house is offered for sale in the popular coastal village of North Somercotes, providing generous internal accommodation, excellent parking and attractive south-facing gardens with open field views to the rear.

Located on Keeling Street, the property is well placed for the village's range of local amenities such as shops, pub, nursery, primary and secondary schools along with open green spaces, while enjoying a more open outlook than many homes in the area. North Somercotes is also conveniently placed for access to the nearby Lincolnshire coastline, with beaches and nature reserves a short drive away.

Inside, the property is arranged around a welcoming entrance hall that provides access to the main ground floor rooms and stairs to the first floor along with handy understairs storage. There are four reception rooms, offering flexible living and working space.

The principal reception room is a large lounge to the front, featuring an angled bay window and an open grate fire with fireplace, making this a comfortable space for everyday family use and entertaining. Adjacent to this is a separate study positioned at the front of the house, ideal for home working or as a quiet reading room.

To the rear, the house benefits from an open-plan L-shaped layout that links the kitchen, dining area and sunroom. The kitchen has a traditional shaker-style finish, with an electric cooker point, extractor over and plumbing for a dishwasher. It opens directly onto a defined dining area, which in turn is open to the sunroom, creating a sociable flow from cooking to dining to relaxing. The sunroom and kitchen enjoy views over the garden and provides access out to the outdoor spaces, making it a pleasant spot in which to sit and enjoy the south-facing aspect.

A practical utility room sits off the kitchen which benefits from plumbing for a washing machine and currently houses the Worcester oil fired central heating boiler, with space for additional appliances and household storage. From here there is access to a cloakroom WC, adding useful ground-floor facilities.

Upstairs, the property offers four large double bedrooms, well suited to families seeking good sleeping accommodation. Bedrooms one and four enjoy views to the rear over the garden and across open fields, making the most of the property's position and outlook. The remaining two double bedrooms are also well proportioned and can easily accommodate a range of bedroom furniture.

The family bathroom is fitted with a four-piece suite, comprising of a panelled bath with handheld shower attachment, a separate large walk-in shower cubicle with mains shower, close coupled WC and wash hand basin. The layout provides both bathing and separate showering options, suitable for busy family routines.

Outside, the property stands on a generous plot with a private, lawned, south-facing garden enjoying stunning views to the rear across open fields. The garden includes a sheltered timber and composite decked area with providing space for outdoor seating and dining, and a bar area, offering an excellent setting for socialising and making use of the southerly aspect. There is also a timber summer house which benefits from light and power and is currently used for dog grooming, which could lend itself to a variety of other uses such as hobbies or storage, or outside office space subject to requirements.

To the front, a long-gravelled driveway provides a welcoming approach to the property and provides ample off-road parking which leads through a set of double timber gates to the detached garage which benefits from light and power. This combination of driveway and garage parking is a particular advantage for households with multiple vehicles, visitors or those needing additional storage.

The property holds an EPC rating of C, indicating a relatively efficient home, and falls within Council Tax Band E.

North Somercotes is well known for its access to the Lincolnshire coastline, including popular coastal spots and walking areas. The village has local shops, a primary school and other amenities, making it a practical choice for families. Nearby Louth offers a wider selection of supermarkets, secondary schools, leisure facilities and independent retailers.

This four-bedroom detached house for sale in North Somercotes therefore offers well-balanced accommodation with four reception rooms, open-plan kitchen/dining/sunroom, practical utility and cloakroom WC, generous parking and garage, a south-facing garden, and open field views to the rear, making it well suited to families looking for a home in a coastal village setting.

Room Measurements

Ground Floor

Entrance Hall: 15'03" x 6'04"

Lounge: 12'11" x 18'11"

Study: 7'10" x 7'06"

Kitchen: 16'00" x 15'04"

Dining Area: 11'04" x 15'04"

Sun Room: 13'08" x 11'02"

Utility Room: 7'06" x 7'11"

Cloakroom WC: 7'06" x 3'01"

First Floor

Bedroom One: 17'00" x 12'00"

Bedroom Two: 13'00" x 13'02"

Bedroom Three: 11'01" x 14'04"

Bedroom Four: 16'02" x 10'03"

Bathroom: 8'07" x 9'04"

Outside

Detached Garage: 9'01" x 18'05"

Timber Shelter: 9'03" x 15'08"

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.







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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