



Wellholme
Conisholme Road
North Somercotes
LN11 7PS

Offers in the Region Of
£289,950

Set back from the road, Wellholme is attractive detached bungalow set in large gardens with delightful countryside views to the rear. North Somercotes is a well serviced village, lying just over a mile from the Lincolnshire coast known for its sandy beaches and nature reserves. Well presented throughout this **THREE BEDROOMED** detached bungalow has a welcoming entrance hall, lounge, dining room, fully fitted kitchen, two ground floor double bedroom and a modern shower room. A staircase leads to master bedroom with its own bathroom and dressing area. The loft space is large and could create a further bedroom and en-suite. Centrally heated and uPVC double glazed. Block paved drive providing ample parking and leads to a good sized garage with workshop area, store and utility. Well kept mature landscaped gardens with large patio area, various seating areas and summer house. Wellholme must be viewed to appreciate both the setting and quality of finish.

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Location

North Somercotes is a very well serviced coastal village with a number of local shops, supermarket, two public houses, primary and secondary schools, take-aways, restaurant, garage, medical centre, playing fields with pavilion and bowls club, church and village hall. Bus services to Grimsby, Mablethorpe and Louth. 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. Pleasant walks are nearby whilst the beach and coastal pathways are less than 1.5 miles away, including Donna Nook, which is frequented annually by a multitude of wildlife enthusiasts drawn to the visiting seal colony during the seal pupping season. The viewing area is controlled by the Lincolnshire Wildlife Trust. There are several nature reserves extending for miles along the Lincolnshire coastline between the traditional holiday resorts, together with long sandy beaches. Louth is about 10 miles away and with its three markets every week and a variety of independent and national retailers, a theatre, library, cinema, golf course, tennis academy, bowls centre, leisure centre and many local clubs, together with a variety of restaurants, cafes, pubs and bars. On the outskirts of Louth is the Kenwick Park which offers further golf course and swimming pool facilities.

Entrance Hall

A welcoming entrance with uPVC double glazed entrance door, coving to ceiling, dado rail to walls, radiator, panelled doors to all rooms. Balustrade staircase to first floor.

Lounge

14' 11" into recess x 13' 11" (4.55m into recess x 4.24m)
Overlooking the front lawns with uPVC double glazed picture window and further uPVC double glazed window to the side of elevation. A cosy main living room with beamed ceiling, oak finished flooring and the main focal point being a Minster style fireplace with granite surround and hearth incorporating a coal fire. Wall light points.

Dining Room

14' 5" x 9' 11" (4.4m x 3.02m)
The conservatory is used as a dining room with stunning views over the rear garden and countryside beyond. Brick and uPVC double glazed construction this spacious dining room has radiator, wall lights, ceiling light/fan and access to the patio terrace.

Kitchen

13' 11" x 10' 7" average 4.24m x 3.23m average)
Extensively fitted with a range of cream shaker style wall and base units with contrasting worksurfaces and complimentary splash back tiling, incorporating a double oven, hob with chimney extractor hood over and fridge. 1 1/2 drainer sink unit with mixer tap. Plumbing for a dishwasher. Ceiling mounted light/fan. UPVC double glazed window. Radiator. Coving to ceiling with down lighters. Large double pantry and airing cupboard with small radiator. Feature wall mounted half dresser unit with spice boxes.

Bedroom 2

11' 11" x 11' 5" into wardrobes (3.63m x 3.48m into wardrobes)
A double. To the front, having uPVC double glazed glass window, radiator and coving to ceiling. Fitted range of wooden wardrobes including drawers and shelving to one wall.

Bedroom 3

12' 4" x 9' 10" (3.76m x 3m)
A double having uPVC double glazed window overlooking the rear gardens with radiator and coving to ceiling.

Bathroom

Refitted and designed with a corner shower with mermaid splash boarding and rain fall shower, vanity cabinet with drawers and a white wash basin with mixer tap. Mirror and shelf over. A separate wc cabinet with storage, wc roll holder and wc. Wall mounted towel radiator. Shaver point. uPVC double glazed window.

Master bedroom

12' 3" max x 10' 11" max (3.73m max x 3.33m max)
The staircase leads into to the master bedroom suite which open countryside views from the velux roof window, central heating radiator and door to:-

En-suite Bathroom and Dressing

Being half tiled with a three piece suite comprising a pannellee bath, wc and pedestal wash basin basin. Wall mounted vanity unit. UPVC double glazed window. Door opens to a dressing cupboard.

Loft

Accessed off the master bedroom, this loft, provides easy access for storage but could be converted to provide an additional bathroom and bedroom.

Outbuildings

Garage

A extra long, 20 ft, garage with up and over door, light and power.

Storage room

A separate storage room with light and power.

Utility Room

With plumbing for automatic washing machine.

Gardens

The gardens are large.

A gated entrance with blocked paved driveway providing ample parking and turning area. A further set of double gates provides access alongside the property with further block paved parking and access to the large garage.

The front garden is well paid and landscaped with mature shrubs and bushes. Outside lighting.

The rear garden is enclosed and private enjoying stunning countryside views and is a sun trap. Large patio area leadings out from the conservatory with plenty of seating areas throughout the garden including a detached timer summer house. Outside lighting and power. The gardens are mainly laid to lawn, again with attractive landscaped and mature borders - a real delight.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

Electricity and water is connected. The central heating is powered by Oil and the property has an 1800 Litre tank to the side elevation. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

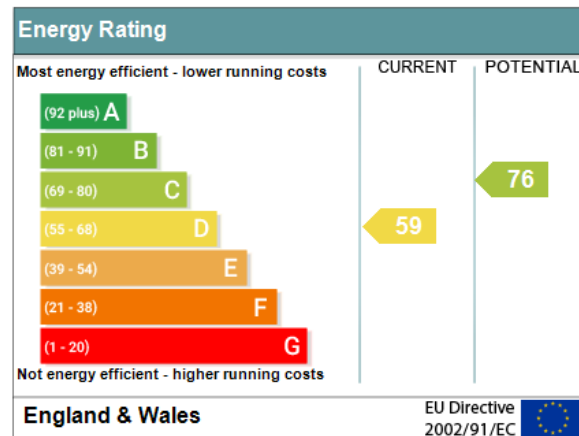
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





Address: Well Holme, Conisholme Road, North Somercotes, LOUTH,...

RRN:

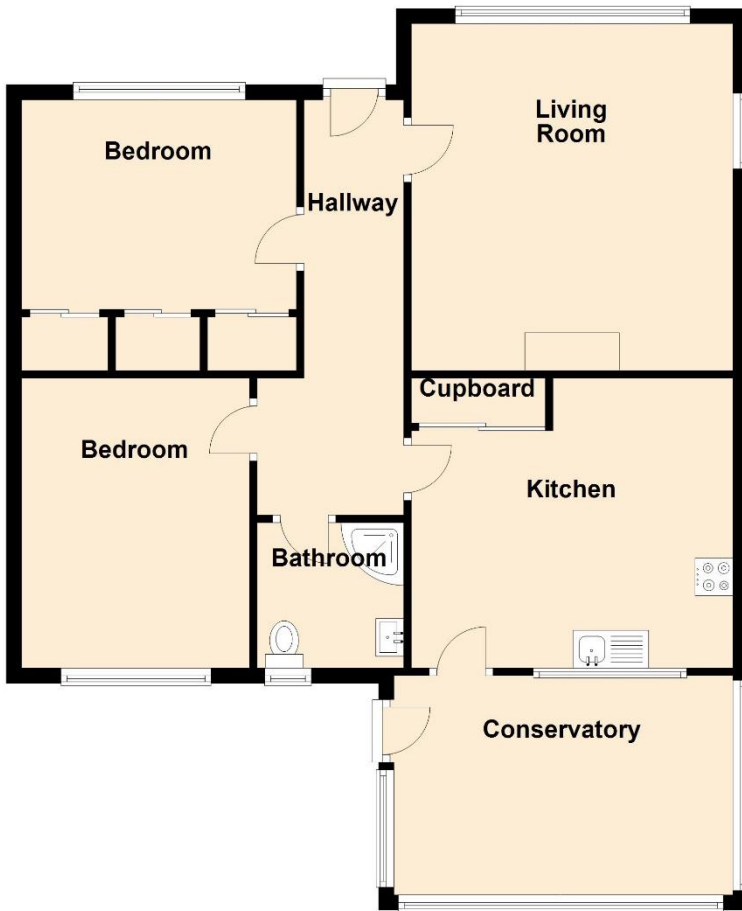


OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
 Friday 9am to 6.00pm
 Saturday 9am to 3.00pm
 Sunday 11am to 2.00pm (Louth & Immingham closed)

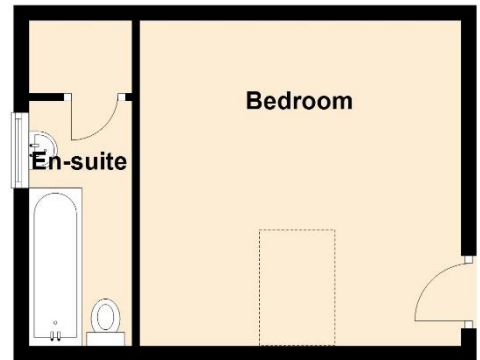
Ground Floor

Approx. 88.4 sq. metres (952.0 sq. feet)



First Floor

Approx. 24.6 sq. metres (265.1 sq. feet)



Total area: approx. 113.1 sq. metres (1217.1 sq. feet)