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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Keeling Street
North Somercotes
LN11 7QT**

Guide Price £495,000

Offering over 2,300 sq ft with striking Regency style elevations, this is a property that must be viewed to appreciate the light and spacious accommodation on offer, together with generous sized gardens, standing in a plot of a about a quarter of an acre. Located in the well serviced and popular coast village, equal distance from Cleethorpes and Mablethorpe, yet within a short drive to the attractive Lincolnshire Wold market town of Louth, with its well regarded Grammar school. Internally offers an entrance porch, reception hall, two formal reception rooms, conservatory, breakfast kitchen, utility and cloakroom. A galleried landing provides access to the family bathroom, four good sized bedrooms, master having a dressing room and an en-suite. Lots of parking and double garage. Formal gardens and outdoor entertaining space, together with a range of outbuildings, greenhouses and a large allotment area to the rear.

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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 Porch

The canopied entrance provide access to the entrance porch and reception hall beyond.

Reception Hall

18' 2" x 8' 8" (5.54m x 2.64m)

Spacious reception hallway with balustrade staircase to the first floor with under stairs storage cupboard. Dado rail to walls and coving to ceiling with ceiling rose. Wood flooring. Underfloor heating throughout the ground floor.

Cloakroom

Fitted with a two piece suite comprising wash hand basin with single taps, close coupled wc, part tiled walls.

Drawing Room

29' 2" x 14' 6" (8.89m x 4.42m)

A magnificent main reception room running the full length of the property, with twin windows to each elevation and arranged into two sitting areas. Beautiful marble and granite fireplace with surround, mantle and open grate.. Wood flooring. Coving to ceiling with ceiling roses.

Dining Room

11' 8" x 13' 7" (3.56m x 4.14m)

A formal dining room or second sitting room having twin windows overlooking the front garden. Wall mounted electric fire. Coving to ceiling with ceiling rose. Wood flooring.

Breakfast Kitchen

17' 2" x 13' 7" (5.23m x 4.14m)

A large breakfast kitchen being fitted with a stylish range of wall and base units with worktops over incorporating a large range cooker with stainless steel extractor hood over, one and a half bowl stainless steel sink unit with drainer and mixer taps, dishwasher, feature breakfast island to the centre and integrated larder fridge. Plumbing for a washing machine and space for a tumble dryer. Downlighters to the coved ceiling. Laminate flooring. Side window and entrance door. Glazed double doors opening into conservatory.

Conservatory

13' 7" x 11' 4" (4.14m x 3.46m)

A delightful conservatory, currently used as a sitting room with fabulous views over the garden. An insulated pitched roof with central ceiling fan and wall mounted air conditioning (both heat and cool air). French doors lead out to the entertaining terrace and gardens beyond.

Utility Room

7' 5" x 8' 8" (2.25m x 2.64m)

A good size and fitted with a range of wall and base units with worktops over, space for free standing freezer. Window to the rear elevation. Laminate floor.

First Floor Accommodation**Galleried Landing**

Spacious and bright landing with window to the rear elevation, airing cupboard, radiator and coving to ceiling with ceiling rose.

Master Bedroom

12' 0" x 13' 5" (3.65m x 4.10m)

Spacious and bright master having twin window to the front elevation. Fitted bed frame with overhead cupboards and wardrobes. Radiator. Coving to ceiling with central ceiling fan and light. Wood flooring.

Dressing Room

Having wardrobes to both walls. Opens to:-

En-suite

Delightfully presented with a fitted four piece suite comprising corner shower cubicle with glass door and shower over, wash hand basin with mixer tap set into vanity unit, bidet and wc. Tiling to splash backs areas. Panelled walls to dado. Coving to ceiling. Window to the rear elevation. Radiator.

**Bedroom 2**

15' 10" x 14' 6" (4.83m x 4.42m)

Spacious double bedroom with twin windows to front elevation and a further window to the side elevation, having built in wardrobes to one wall. Radiator. Wood flooring.

Bedroom 3

12' 3" x 14' 6" (3.74m x 4.42m)

Spacious double bedrooms with fitted wardrobes and frame to side. Twin windows to the rear elevation and further window to the side. Coving to ceiling with ceiling fan, radiator and wood flooring.

Bedroom 4

12' 0" x 8' 10" (3.65m x 2.68m)

A good sized bedroom with window to front elevation, radiator, wood floor and coving to ceiling.

Family Bathroom

Spacious family bathroom having a three piece suite comprising panelled bath with shower over, pedestal wash hand basin with single taps, close coupled wc, extractor fan and tiled walls. Radiator. Window to the rear elevation.

Outside

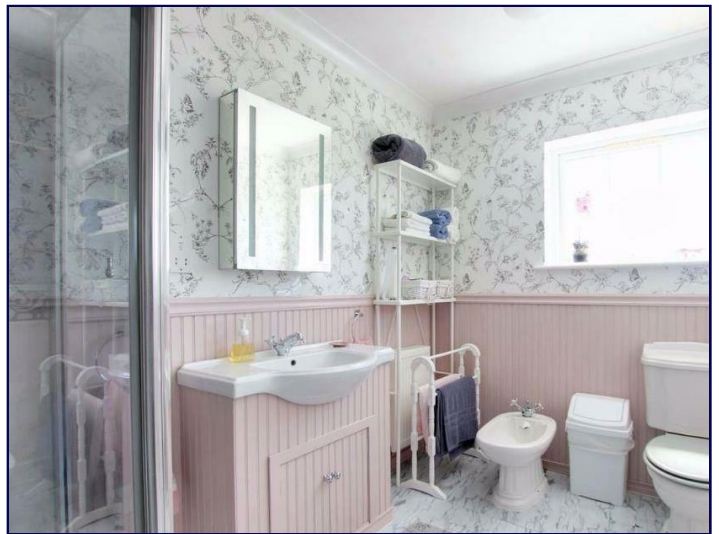
Set back from the road, with a gated entrance leading to a large block paved driveway providing ample off street parking and turning area. Double garage. Landscaped raised borders to the front. Outside lighting.

To rear of the property, there is a large patio terrace, enjoying a very sunny position and overlooking the attractive and expansive lawn garden, adorned with the most beautiful selection of plants, trees and shrubbery throughout, together with several seating areas throughout the garden, including a summerhouse. Beyond is a large allotment area with useful sheds and the garden then extends further at the very bottom behind the sheds creating even more space, and this is where the greenhouse and poly tunnel are currently located.

Garage

18' 0" x 16' 10" (5.49m x 5.13m)

Two up and over doors, power and lighting.



Tenure

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

Services

Mains water, electricity and drainage are understood to be connected. Oil tank is located to the side of the property for the central heating. Solar panels are installed, which provide additional income and are owned outright. 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

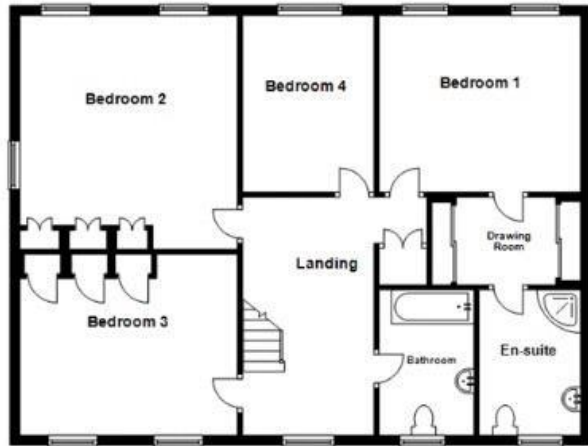
Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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