



11 Woolpack Meadows, Louth, LN11 7QG
Fixed Asking Price £195,000

*****NO ONWARD CHAIN*** ***READY TO MOVE IN*****

TES Property is delighted to bring to the market this two bedroom bungalow situated close to the village centre of North Somercotes and all it's amenities to offer. Situated in a residential estate, an ideal location for local schools and amenities. The property briefly comprises of two bedrooms, kitchen, living room, conservatory, WC, family bathroom and garage. Externally, spacious driveway providing off road parking for multiple vehicles and a private rear garden. Perfect family home or investment opportunity, with the added bonus of no upper chain. Viewing is advised.

Location

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

With ADT alarm, airing cupboard with shelving and radiator.

KITCHEN (L SHAPED) 7' 6" x 9' 0" + 5' 6" x 8' 11" (2.13m 1.83m x 2.74m 0.00m + 1.52m 1.83m x 2.44m 3.)



With two radiators, fitted with cream wall, base and drawer units with marble worktop over, tiled splash backs, integrated 'Hotpot' dishwasher, fridge and freezer and 1 and 1/2 bowl sink unit. 'Eurolec' electric oven and grill with four ring touch hob with pull out extractor, UPVC double glazed patio doors to conservatory, door to garage.

LIVING ROOM 16' 4" x 11' 9" (4.88m 1.22m x 3.35m 2.74m)



With radiator, UPVC double glazed windows to front and side, wood burner with black tile hearth and stone mantle, T.V aerial point.

CONSERVATORY 10' 10" x 12' 10" (3.05m 3.05m x 3.66m 3.05m)



With UPVC double glazed and partly brick built, radiator, T.V aerial and phone point.

TOILET 3' 3" x 5' 10" (0.91m 0.91m x 1.52m 3.05m)



With wash hand basin, w.c, radiator, UPVC double glazed frosted windows to rear, tiled splash backs and extractor.

BEDROOM ONE 11' 8" x 11' 4" (3.35m 2.44m x 3.35m 1.22m)



With radiator, UPVC double glazed windows to rear, fitted units consisting of bedside tables, wardrobes and drawers.

BEDROOM TWO 11' 5" x 9' 7" (3.35m 1.52m x 2.74m 2.13m)



With UPVC double glazed windows to front and radiator.

BATHROOM (L SHAPED) 3' 1" x 5' 9" + 5' 9" x 6' 4" (0.91m 0.30m x 1.52m 2.74m + 1.52m 2.74m x 1.83m 1.)



With panelled bath, shower cubicle with glass door, wash hand basin, extractor, UPVC frosted double glazed windows to side, fully tiled and radiator.

GARAGE



With electric door, space and plumbing for washing machine and tumble dryer, fitted wall units with worktop over, 'Worcester Greenstar' heatslave boiler, consumer unit, roof access hatch and UPVC door to side.

FRONT

The property is fronted with raised flower beds with mature shrubs and bushes, pathway to rear and side. Parking space for three cars.

REAR GARDEN



Part patio and part red stone gravel, enclosed by fencing, storage shed, raised flower beds, coal/wood store and oil tank.

Services

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. As agents we do not test or inspect any of the services or service installations and any interested parties should rely on their own survey.

Tenure

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

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

April 2023

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

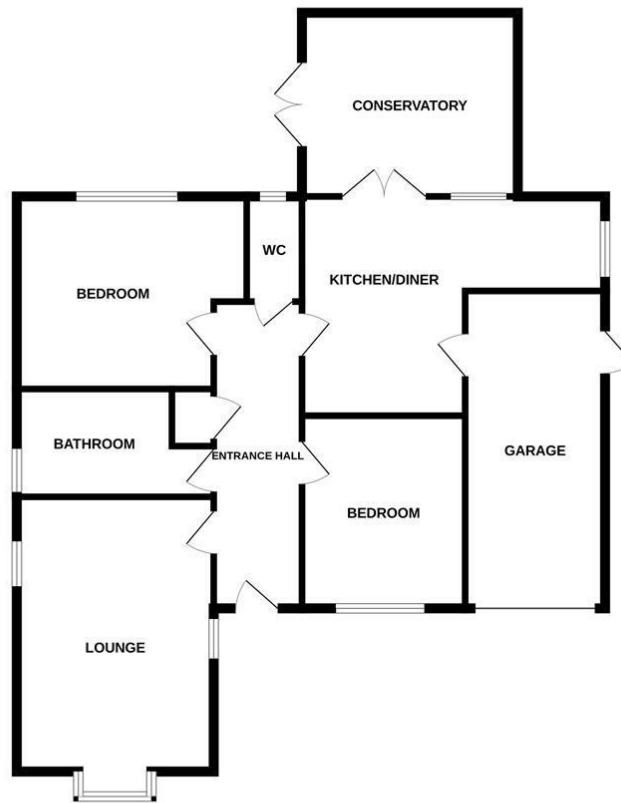
Opening Hours

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

Saturday 9:00am to 1:00pm

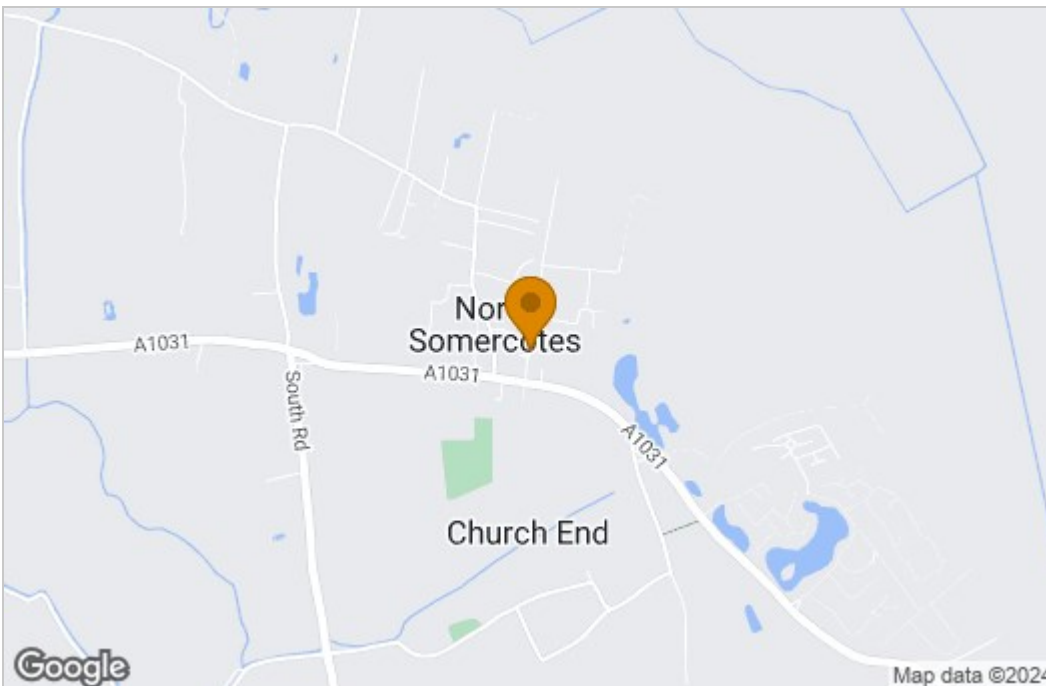
Floor Plan

GROUND FLOOR

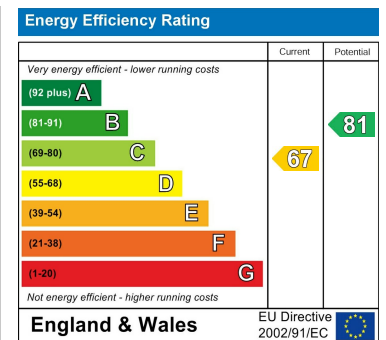


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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