TES PROPERTY

9 Gibsons Gardens, North Somercotes, Louth, LN11 7QH

Price £199,950

NO ONWARD CHAIN

TES Property are delighted to offer for sale this generous two bedroom detached bungalow situated on a quiet, much sought after cul-de-sac in the popular well serviced village of North Somercotes, The property offers a spacious dining kitchen, two double bedrooms, bathroom and large living room. There is a detached single garage and driveway with ample parking for a number of vehicles, the front garden is gravelled for easy maintenance and the back garden is mainly laid to lawn with a timber shed and greenhouse and enjoys open views to the rear with a gate providing direct access to a network of public footpaths. Rarely do property's come available in this highly desired area and early viewing is recommended.

Location - North Somercotes

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

Kitchen 10'10" x 13'06" (3.30m x 4.11m)

Enter the property through a uPVC part glazed door, the kitchen is fitted with a range of wall and base units with contrasting worktops with tiled splash backs, there is plumbing for a washing machine, space for a fridge and electric cooker. A uPVC double glazed window faces the front elevation, there is a radiator and space for a dining table. A door leads to the inner hall.

Living Room 17'07" x 11'11" (5.36m x 3.63m)

A large spacious living room with a bow uPVC double glazed window to the front aspect and a uPVC double glazed window to the side aspect a feature chimney breast wall has a decorative fire with wooden surround and tiled hearth, there is a central heating radiator and coving to the ceiling.

Hallway

An 'L' shaped hallway with loft access, radiator and central heating control, a uPVC door leads to an open storm porch with ceiling light.

Bathroom 7'11" x 7'09" (2.41m x 2.36m)

The bathroom is fitted with a three piece coloured suite comprising of a panelled bath with electric shower over, a wash hand basin and W.C. There is an airing cupboard, a central heating radiator and a uPVC double glazed frosted window.

Bedroom One 11'04" x 11'11 (3.45m x 3.63m)

With a uPVC double glazed window to the rear aspect, a central heating radiator and coving to the ceiling.

Bedroom Two 11'05" x 11'11 (3.48m x 3.63m)

Having a uPVC double glazed window to the rear aspect, coving to the ceiling and a central heating radiator.

Front Garden

The front of the property's boundaries are defined by a dwarf brick wall and a pedestrian gate to one side with driveway to the other. The area is mainly graved for easy maintenance with a long drive providing ample parking for a number of vehicles leading to a single detached garage. A pathway leads around the perimeter of the property.

Rear Garden

The rear garden is enclosed with open views to the rear and having access to a public footpath. The area is mainly laid to lawn with a shed and greenhouse. There is a gas tank located in the rear garden.

Garage & Driveway

A driveway leads to the detached garage with up an over door and a uPVC pedestrian door accessed from the rear garden. There is power and lighting in the garage.

Services

Mains water drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

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

Viewings

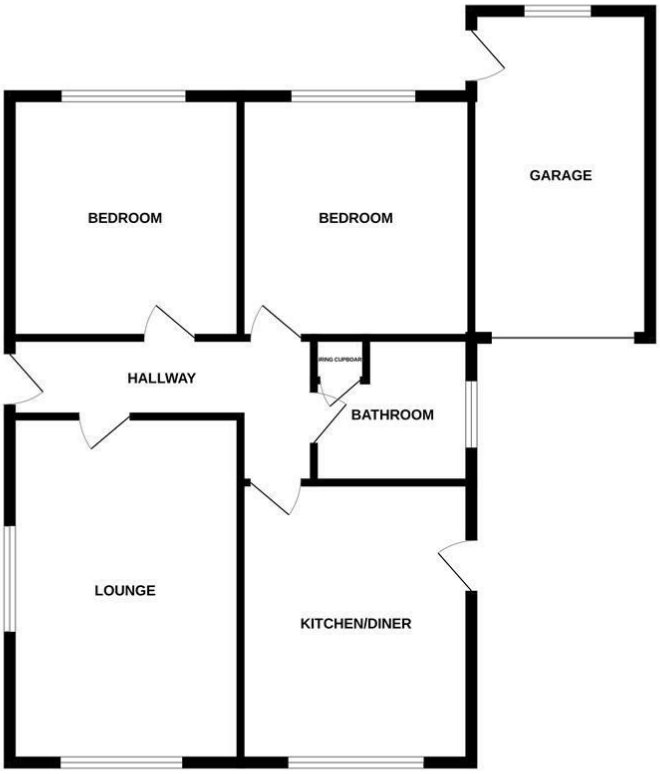
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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 floorplan contained here, measurements of doors, 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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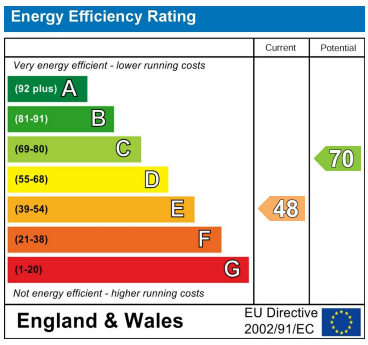
Area Map

Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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