



**BANK END, NORTH SOMERCOTES, LOUTH**  
**ASKING PRICE £375,000**



**\*NO ONWARD CHAIN\***

TES Property is delighted to bring to the market 'Stone Arch' an attractive individual bungalow built to the previous owners specification. The property has been greatly improved by the current vendor, have undergone a recent scheme of extensive renovation including a full rewire, a completely new oil fired heating system and oil tank, wood burner with oak mantel, and uPVC windows and doors fitted in 2022. The roof was also repointed in 2023. The building is of standard brick construction with an attractive tiled hip roof. The accommodation offers spacious living quarters, boasting a grand versatile entrance hall, an elegant living room with a feature wood burner and a brick fire surround and a solid oak mantel. There are three generous light and airy bedrooms, and a well appointed dining kitchen with magnificent open views to the rear of the property, adjacent to the kitchen is a dining room for more formal entertaining. The property occupies a medium size plot which is fully enclosed on all sides. The rear garden has magnificent open views, and the front of the property offers a private driveway for multiple vehicles and a detached single garage. This property is a perfect family home ready to move in. Viewing is advised to fully appreciate all this property has to offer.



## 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

## FRONT PORCH

With feature 'Stone Arch' and uPVC door leading into;-

## ENTRANCE HALL

12'2" x 19'3"

## LOUNGE

16'2" x 21'4"

With coving and artex to ceiling, dado rail, large feature fireplace with brick surround and solid oak mantle, T.V. aerial point, uPVC double glazed windows with dual aspect views to front and side and two central heating radiators

## KITCHEN

11'11" x 14'1"

Enter through a solid wood glass panelled door, with tiled flooring and coving to ceiling with spot lights. A uPVC double glazed window offers magnificent views over the open fields. The kitchen is fitted with a comprehensive range of solid wood wall, base and drawer units with a complimentary work surface with partly tiled walls and splash backs, Integrated 'Bosch' oven with 4 ring ceramic induction hob, integrated fridge freezer fitted in 2022, one bowl sink unit with mixer tap and double draining boards. Plumbing for washing machine and dish washer. Bifold solid doors into dining room.

## DINING ROOM

8'10" x 14'3"

With coving and artex to ceiling, tiled flooring, dado rail, fireplace with wooden mantle, T.V. aerial point, consumer unit, combi oil fired boiler and uPVC double glazed window to rear aspect.

## SHOWER ROOM

7'9" x 6'6"

Enter through a frosted panel door, with a three piece suite comprising of wash hand basin, shower cubicle and W.C. Tiling to all walls and floors, spotlights to ceiling and an extractor fan. Radiator and frosted uPVC double glazed window to rear aspect.

## BEDROOM 1

11'11" x 10'6" (max)

Double bedroom with frosted panel door to enter, with uPVC double glazed window to rear aspect, central heating radiator and fitted wardrobes to one wall

## BEDROOM 2

11'11" x 9'10"

Double bedroom with frosted panel door to enter, with uPVC double glazed window to front aspect and central heating radiator

## BEDROOM 3

9'7" x 11'11" (max)

Enter through a frosted panel door, with uPVC double glazed window to side aspect, central heating radiator, fitted wardrobes to one wall and T.V, aerial point

## OUTSIDE

The garden is mostly laid to lawn with concrete pathways around the property with open views to rear, outside tap and oil tank. Privacy and security is ensured with secure fencing to the front and rear with a gate.

The property is fronted with a driveway giving off road parking for multiple vehicles and a single garage.

## Tenure

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

## Services

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

## Council Tax Band

East Lindsey Council Tax Band C

## Brochure Prepared

September 2023.

## Viewings

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

## Opening Hours

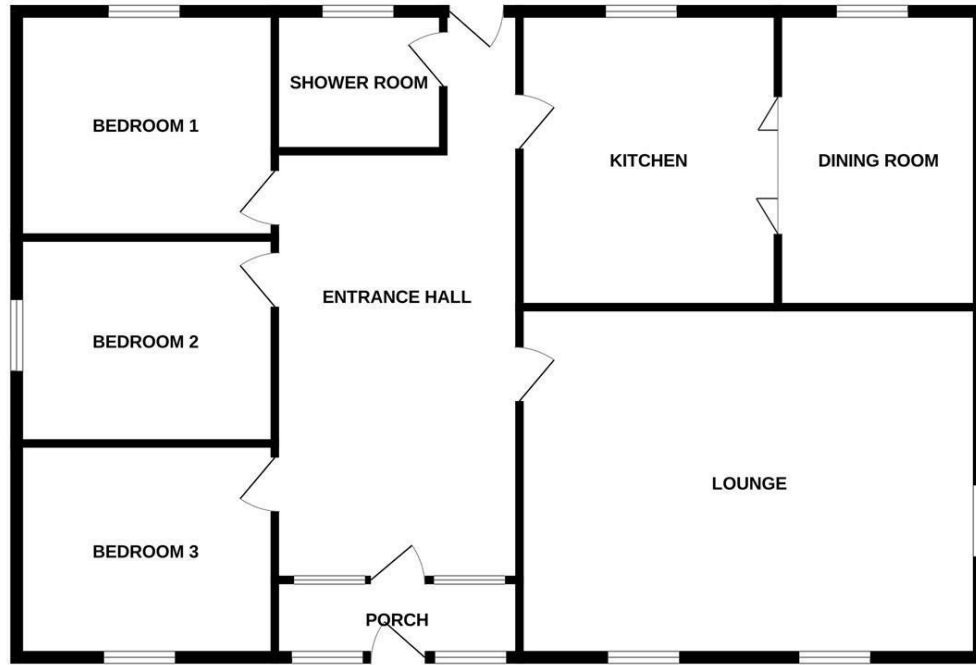
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

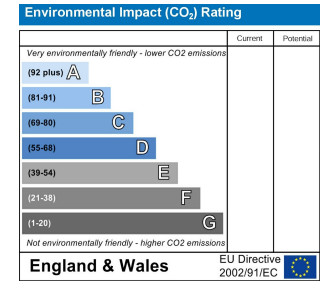
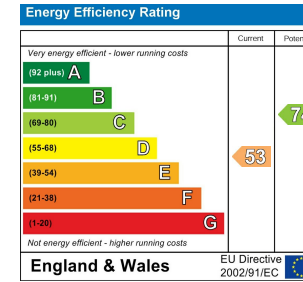




## GROUND FLOOR



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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