



GIBSONS GARDENS, NORTH SOMERCOTES, LOUTH, LN11
ASKING PRICE £265,000



TES Property bring to the market this delightful two bedroomed detached bungalow located in a quiet residential area in the popular village of North Somercotes, just a short distance from local shops and amenities. The property is move in ready and features a bright and airy dining kitchen, living room, two entrance conservatories, one to either side of the property for easy access, an entrance hallway which leads to both bedrooms and bathroom.

Externally benefitting from a private rear garden, a single detached garage, a driveway which provides ample off road parking and a pleasant front garden.

Viewing is advised.



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

Entrance Conservatory

Enter the property from the driveway into a uPVC porch with dwarf brick wall and uPVC windows to three sides along with a poly carbon roof. There is a uPVC glazed door and linoleum floor covering with space to hang coats. A uPVC glazed door leads to the kitchen.

Entrance Hall

A welcoming hall with central heating radiator, telephone point, access to the loft space, doors to all rooms and a uPVC glazed door leads to the rear porch.

Kitchen

13'10" x 10'9"

The kitchen is fitted with a range of wall, base and drawer units with contrasting work tops and tiled splash backs. There is a one and a half bowl resin sink unit with drainer with mixer tap, plumbing for a washing machine and a built in oven with four burner electric hob. Concealed in a tall larder unit is a wall mounted gas central heating boiler. A uPVC double glazed window to the front elevation overlooking the front garden.

Living Room

16'11" x 12'0"

Having dual aspect double uPVC double glazed windows to the front and the side elevation, coving to the ceiling, feature gas fire place with brick surround and wooden mantel, and three wall lights.

Rear Entrance Conservatory

From the hall, a uPVC glazed door leads to a second useful which has power, lighting, full length windows to three sides along and a glazed door leading to the side of the property.

Bedroom 1

11'10" x 11'5"

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

Bedroom 2

11'10" x 11'5"

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

Bathroom

7'10 x 7'07

Fitted with a four piece white suite comprising a panelled bath, W.C, wash basin inset into a vanity unit, a separate shower cubicle with electric shower, a central heating radiator. There is a uPVC double glazed frosted window to the side aspect and an airing cupboard housing the hot water cylinder.

Single Detached Garage

17'10" x 8'5"

Single detached brick built garage with pitched tiled roof and up and over door, with power and lighting.

Outside

The property is fronted by a low brick wall with ornate iron railings and double gates area is mainly laid to lawn with flower beds to each side, a path continues to one side of the property to the side entrance and along to the rear garden. To the other side of the property is a generous driveway providing off road parking for a number of vehicles and leads to the detached single garage. a wooden gate leads to the rear garden.

The rear of the property is fully enclosed on all sides with a timber gate providing direct access to a public foot path that runs directly behind the property. The area is mainly laid to lawn with flower beds and a concrete patio area. There is greenhouse and pedestrian access to the garage.

Tenure

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

Services

Mains water, drainage and electricity are understood to be connected. The central heating is powered by LPG gas bottles. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Council Tax Band

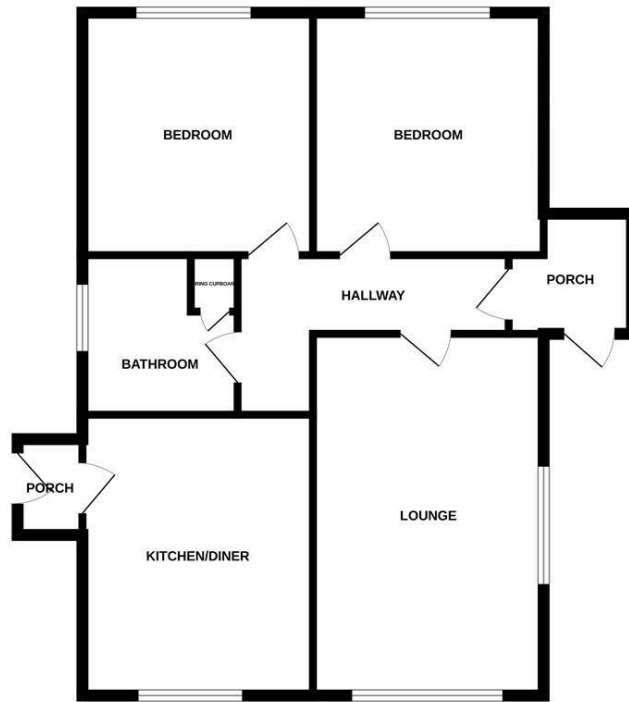
East Lindsey Council Tax Band B

Viewings

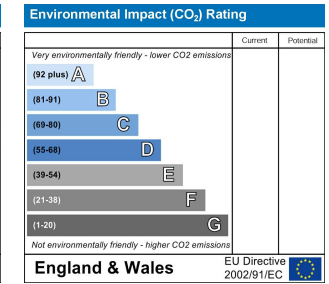
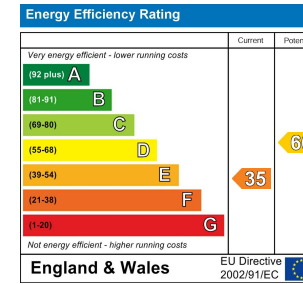
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk



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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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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