



1 Warren Side, North Somercotes, LN11 7NL
Asking Price £175,000

NEWLY FITTED BOILER AND TRIPLE GLAZING

TES Property bring to the market this delightful end of terrace house in the popular village of North Somercotes, located down a shared lane, perfect for someone who enjoys peace and quiet but still conveniently situated with just a short rural walk to the village amenities. This family home benefits from ample off road parking and a sizeable rear garden with plenty of space to sit and relax. Internally the property consists of two double bedrooms, a bathroom, kitchen, living room and conservatory.

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 Lobby

Welcoming entrance via a uPVC triple glazed door. The floor is tiled and a staircase leads to the first floor.

Reception Room 12'0" x 15'3" (3.66m x 4.65m)



Cosy room with uPVC triple glazed window to the front, laminate flooring, smoke alarm, T.V and telephone point and a radiator. The focal point of the room is the log burner set into featured surround with tiled hearth and wooden mantle. Doors lead into the lobby and kitchen.

Lobby

A wall mounted cupboard houses the consumer unit and a space under the stairs creates a perfect storage space. A door leads into the bathroom.

Kitchen 8'1" x 10'1" (2.48m x 3.08m)



Fitted with a range of wall, base and drawer units with worktop over incorporating a one bowl porcelain sink unit with drainer and mixer tap. The walls are partly tiled and there is space for a fridge freezer, space and plumbing for a washing machine and space for an oven. An opening leads through into the conservatory.

Conservatory 12'8" x 9'3" (3.88m x 2.82m)



A useful addition to the property with uPVC double glazed windows to all three exterior walls with a glass pitched roof, laminate flooring, a radiator and patio doors leading out to the rear garden.

Bathroom 8'1" x 4'11" (2.48m x 1.50m)

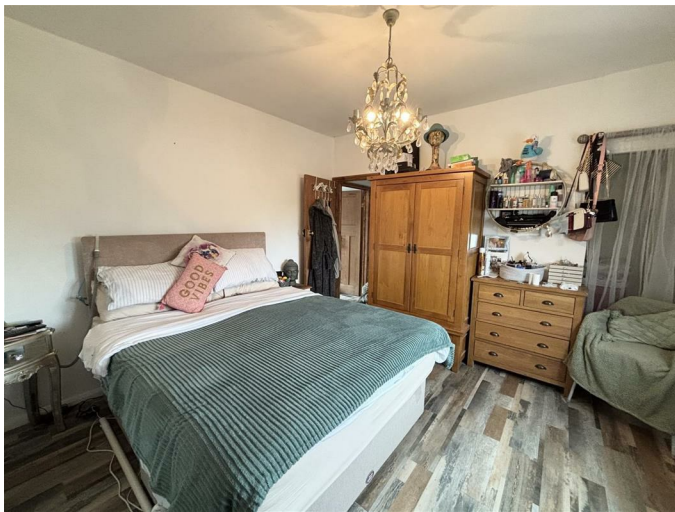


Fitted with a three piece suite consisting of a bath with shower head over and certain rail, wash hand basin with mixer tap in unit with cupboards and a W.C. There are tiled splashbacks with uPVC triple glazed privacy glass window to the rear and a radiator.

Landing

With doors into both bedrooms and a smoke alarm.

Bedroom 1 12'0" x 11'11" (3.67m x 3.65m)



Double bedroom with uPVC triple glazed window to the front, built in storage cupboard and a radiator.

Bedroom 2 8'2" x 15'3" (2.49m x 4.65m)

Double bedroom with uPVC triple glazed window to the rear, loft access hatch, wall mounted 'Worcester' combination boiler, wooden flooring and a radiator.

Outside



The property is fronted with a gravelled area providing off road parking for multiple vehicles. A pathway leads to the front door and down the side of the property to the rear garden. The rear garden is fully enclosed with fencing to the boundaries, the area is partly laid to lawn with a spacious patio area, decking and hard standing which is accessed via a gate to the side. The garden further features mature shrubs, gravelled borders and two large wooden sheds to the rear both with power and lighting.

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.

Brochure Prepared

April 2025.

Council Tax

East Lindsey District Council Tax Band A.

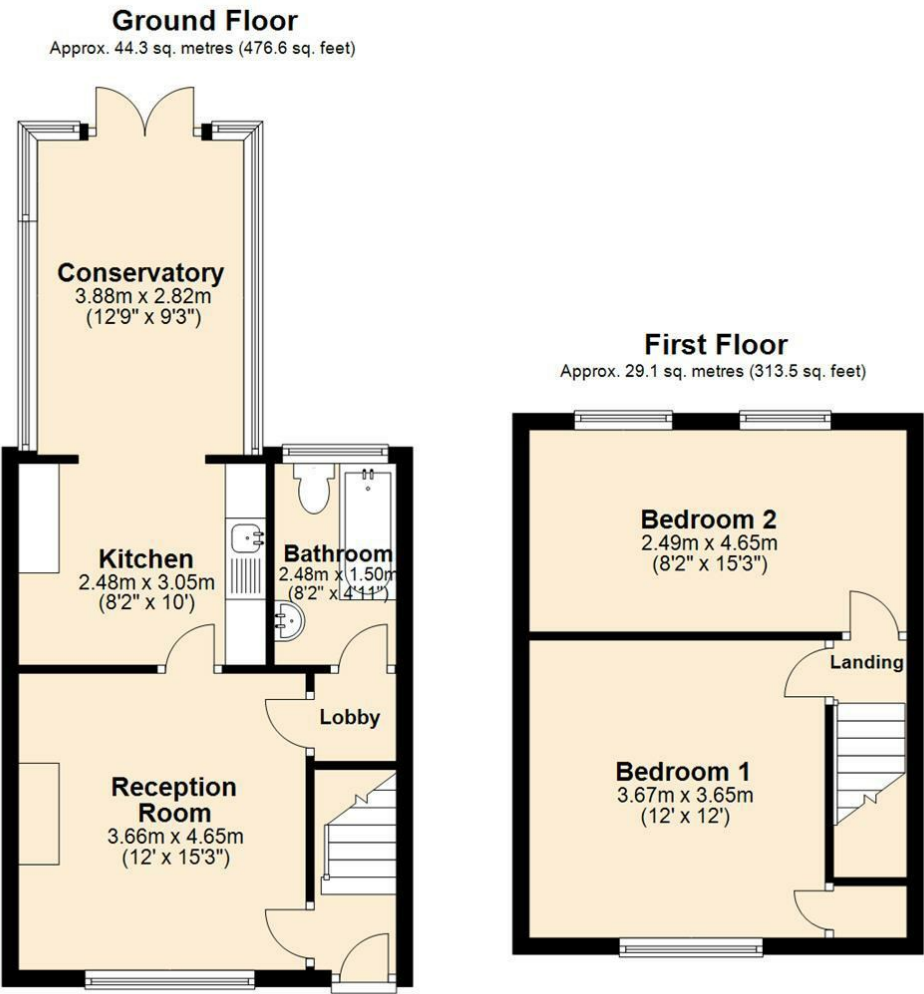
Viewings

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

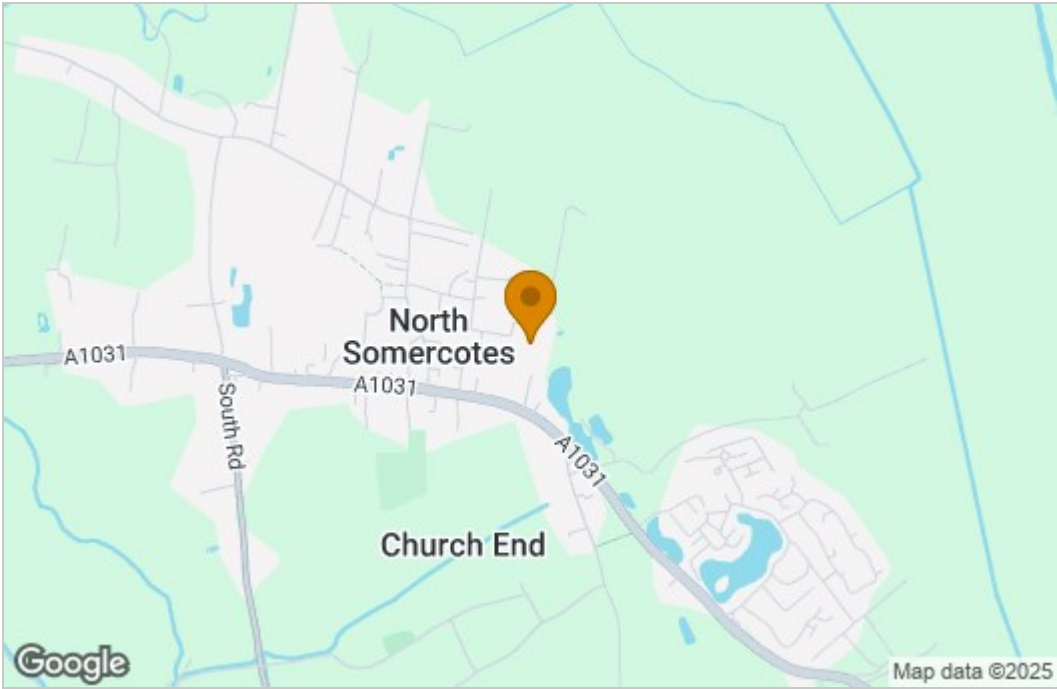
Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

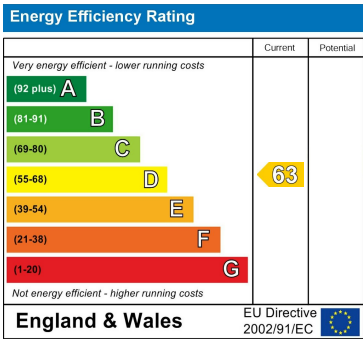
Floor Plan



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.