



Newholme Keeling Street, North Somercotes, LN11 7PR

Asking Price £235,000

NO ONWARD CHAIN

TES Property bring to the market this two/three bedroom detached bungalow located in the well serviced village of North Somercotes. The property offers versatile living accommodation with two to three bedrooms, a modern kitchen and shower room and well maintained gardens, along with a driveway offering ample off road parking and a detached brick built garage and workshop. Viewing is highly 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 15'3" x 7'0" (min) 12'1" (max) (4.668m x 2.156m (min) 3.686 (max))



The kitchen is fitted with a range of wall and base units with contracting work tops over with tiled splash backs, there is a stainless steel sink unit with chrome taps, a ceramic 4 burner electric hob with extractor fan above, space under the counter for a fridge, washer and dryer and an integrated tower oven and grill. There is a central heating radiator and a useful built in storage cupboard and uPVC double glazed windows face the front and the side aspect allowing lots of natural light. Doors lead to the dining room and living room a uPVC part glazed door leads to the side drive.

Living Room 15'5" x 16'2" (max) 11'2" (min) (4.714m x 4.953m (max) 3.408m (min))



The focal point of the room electric fire inset into a stone style fire surround with contrasting hearth, there is a large uPVC double glazed window to the front and side aspect, two central heating radiators and coving to the ceiling. A door leads into the Inner hall.

Dining Room/Bedroom 10'0" x 14'9" (3.050m x 4.519m)



The dining room could also be an additional bedroom and has a uPVC double glazed window to the side aspect and a central heating radiator. A door leads to the inner hall.

Inner Hall

Having coving to the ceiling and a central heating radiator.

Bedroom 1 10'11" x 14'8" (3.344m x 4.493m)



Fitted with a wall of mirror fronted sliding wardrobes, there is a uPVC double glazed window to the rear aspect, coving to the ceiling and a central heating radiator.

Bedroom 2 9'7" x 9'11" (2.937m x 3.041m)



Having coving to the ceiling, a central heating radiator and a uPVC double glazed window to the side aspect and laminate floor covering. A door leads into the the sun room

Sun Room 9'7" x 12'0" (2.937m x 3.672)



Bright and airy room with dual aspect uPVC double glazed windows to the side are rear aspect with a further two uPVC side windows with French style glazed patio doors that lead onto the rear patio. The laminate flooring from bedroom 2 continues into the sun room and there is a central heating radiator,

Shower Room 5'6" x 9'11" (1.678m x 3.041m)



The modern shower room is fitted with a white W.C, wash basin and a low profile shower tray with shower enclosure and mains fed rainfall shower head with separate hose. There is a heated towel rail, fully tiled walls and flooring and a useful airing cupboard provides additional storage.

Front Garden

The property is set back off the main road with a brick wall denoting the boundary with a wide driveway with parking that leads to one side of the property to a timber five bar gate. Directly in front of the property is a lawned area with flower borders. Beyond the five bar gate the driveway continues providing additional parking for a number of vehicles and leads to a brick built garage.

Rear Garden



The rear garden is generous in size and fully enclosed. The area is mainly laid to lawn with flower borders and mature shrubs. There is a small patio directly to the rear of the property and a concrete path leading along the side of the garage to a greenhouse and a second patio at the bottom of the garden.

Garage and workshop

A single brick built garage with up and over door with a separate workshop /art studio attached with independent access through a part glazed uPVC door. Both the garage and the workshop have mains 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

May 2025.

Council Tax

East Lindsey District Council Tax Band B.

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

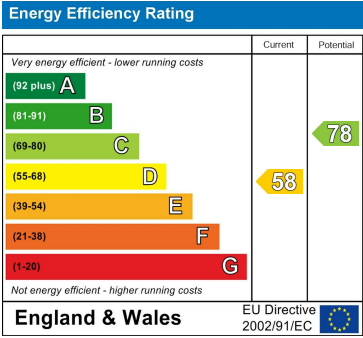
Floor Plan



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.