



**50 Evison Way, North Somercotes, Louth, LN11 7PE**  
**Asking Price £159,000**

**NO ONWARD CHAIN!**

TES Property bring to the market this semi detached house located in the well serviced village of North Somercotes, within easy reach of the coast and the local towns of Louth and Mablethorpe. The property benefits from front and rear gardens with ample off road parking. Internally consisting of a sizeable kitchen diner, living room and conservatory, three bedrooms and a shower room.

The perfect property for a first time buyer or a buy to let investment.

## 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 Porch 4'5" x 5'1" (1.367m x 1.571m)

Enter via a uPVC front door into the side porch where there is a dwarf brick wall with uPVC double glazed windows to the front, side and rear and a uPVC door into:-

## Entrance

With staircase to the first floor and smoke alarm. Doors lead into the kitchen and living room.

## Kitchen 15'7" x 10'0" (4.751m x 3.064m)



The kitchen is fitted with a range of wall, base and drawer units with a worktop over incorporating a one bowl stainless steel sink unit with drainer and mixer tap, there is an integrated 'Lamona' oven with four ring electric hob with extractor over, space for washing machine and fridge freezer. Dual aspect uPVC double glazed windows to front and side, radiator, tiled splashbacks, coving to the ceiling and a useful understair storage cupboard.

## Living Room 10'8" x 15'8" (3.269m x 4.782m )



With feature fireplace with back boiler, coving to the ceiling, a radiator and sliding uPVC double glazed door into the conservatory.

## Conservatory 8'7" x 6'11" (2.631m x 2.110m)



Dwarf brick wall with uPVC double glazed windows to all three exterior walls with uPVC double glazed patio doors leading out to the rear and a radiator.

## Landing



First floor landing with doors to all first floor rooms and access to the loft hatch via pull down ladder.

## Bedroom 1 15'7" (max.) x 10'1" (max.) (4.759m (max.) x 3.096m (max.))



With radiator and uPVC double glazed window to the front.

## Bedroom 2 8'0" x 7'7" (2.463m x 2.331m)



With radiator and uPVC double glazed window to the rear.

## Bedroom 3 7'2" (max.) x 7'7" (max.) (2.209m (max.) x 2.330m (max.))



With uPVC double glazed window to the rear and an airing cupboard housing the hot water cylinder and fitted with shelving.

## Shower Room 8'6" x 4'9" (2.604m x 1.466m)



Fitted with a three piece suite consisting of a shower cubicle with glass door, a w/c and wash hand basin with mixer tap and tiled splashbacks, there is a heated towel rail, and uPVC double glazed privacy glass window to the side.

## Outside



The property is fronted with a concrete driveway which provides ample off road parking, there is an area laid to lawn with flower boarders and mature shrubs. The area is fronted with wooden gates to secure the space.

To the rear of the property is a low maintenance garden which is mainly laid with slate chippings with a block paved patio overlooking the garden. There is a timber shed, oil tank, flower boarders and fencing to the boundary with a secure gateway down the side of the property.

## Services

Mains water, drainage and electricity are understood to be connected with oil fired heating. 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

July 2025.

## Council Tax

East Lindsey District Council Tax Band B.

## Viewings

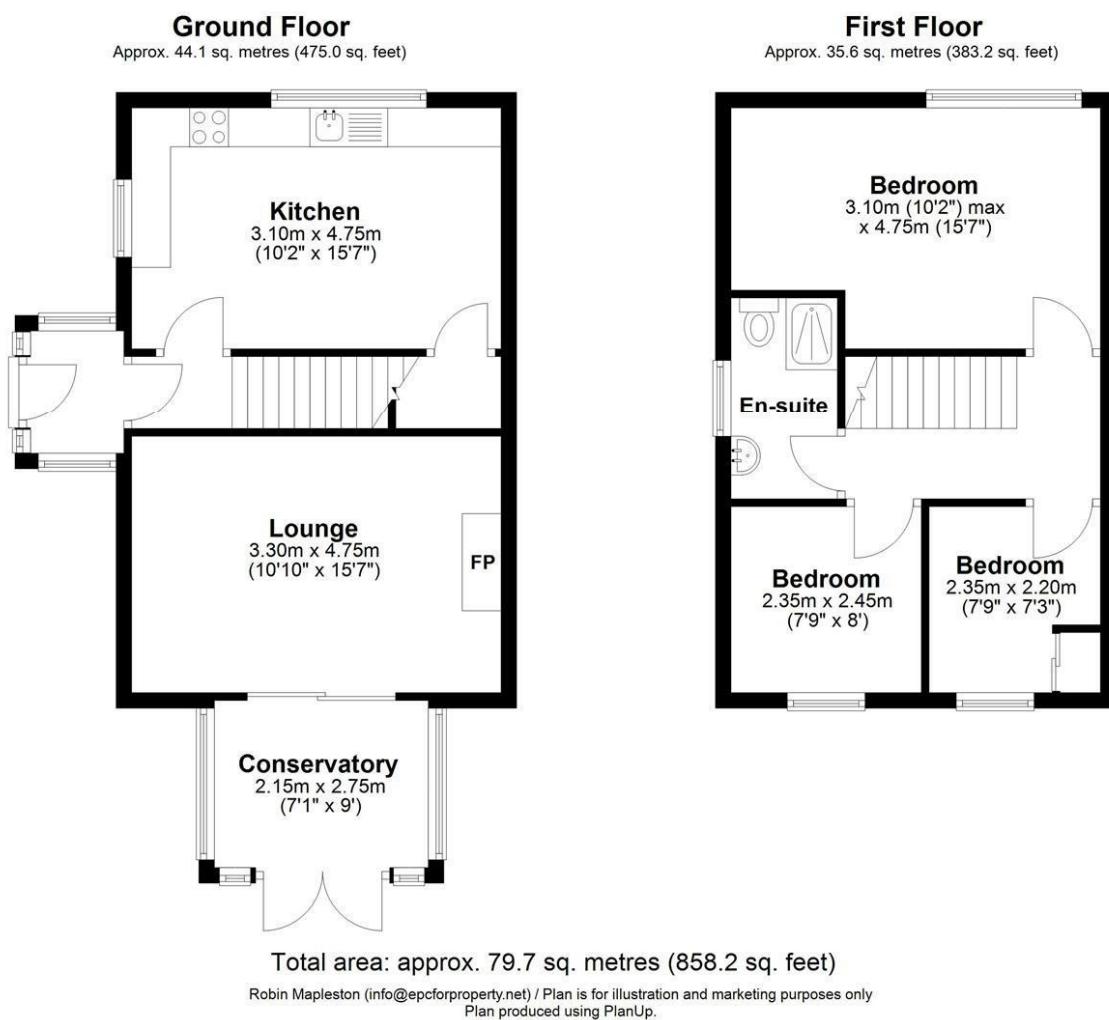
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

## Opening Hours

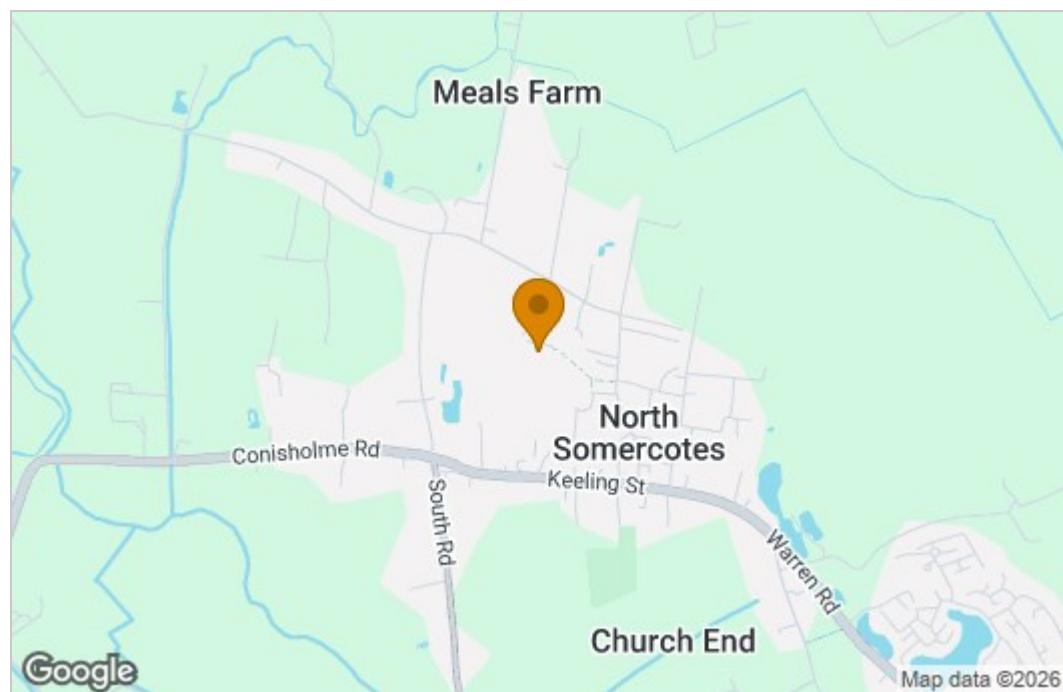
Monday to Friday 9:00am to 5:00pm

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 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.