



Kismet Eau Bank, North Somercotes, Louth, LN11 7LP
Asking Price £275,000

TES Property bring to the market this sizeable four/five bedroom detached house located in the well serviced village of North Somercotes, situated down the quiet lane with views over open fields. The property benefits from sizeable front and rear gardens with ample off road parking.

Internally the property consists of a lounge diner, kitchen, two ground floor bedrooms and a ground floor W.C To the first floor you will find a living room, three bedrooms, an office and a large four piece suite bathroom.

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 Hallway 10'1" x 11'0" (3.080m x 3.360m)



Enter the property via a uPVC front door with glass panel to side into the hallway where there is a staircase to the first floor with plenty of space below for storage, there is a radiator, smoke alarm and uPVC double glazed window to the side. Doors lead into the ground floor bedroom, snug and lounge diner.

Ground Floor Bedroom 14'7" x 12'6" (4.455m x 3.831m)



Spacious room with laminate floor, uPVC double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes along one wall with mirror fronted sliding doors.

Bedroom / Snug 10'5" x 11'4" (3.192m x 3.466m)



Versatile room with uPVC double glazed window to the front, radiator, coving to the ceiling and storage cupboards.

Lounge Diner 12'0" x 19'5" (3.675m x 5.931m)



uPVC double glazed window to rear and side, radiator, coving, fitted units matching to kitchen.

Kitchen 9'7" x 10'6" (2.928m x 3.208m)



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a 1.5 bowl sink unit with drainer and mixer tap, wall mounted 'Ideal' combination boiler, space for fridge freezer, oven and washing machine, tiled floor, uPVC double glazed window to the rear, tiled splashbacks, extractor, uPVC door to rear and a door into w/c.

W/C 2'10" x 6'9" (0.880m x 2.076m)

With W/C, uPVC double glazed privacy glass window to the side and tiled flooring.

Landing



Galley style landing with smoke alarm and access to all first floor rooms.

Living Room 12'6" x 16'9" (3.827m x 5.128m)



With two feature uPVC double glazed windows to the side and uPVC double glazed window to the front overlooking the fields opposite, there is a feature open fire with tiled hearth and brick surround, radiator, dado rail, wall lighting and coving to the ceiling.

**Bedroom 10'5" x 12'7" (14'8" incl wardrobes)
(3.192m x 3.848m (4.474m incl wardrobes))**



With uPVC double glazed window to the front, radiator, fitted wardrobes to one wall and fitted shelving.

Office 5'5" x 6'6" (1.657m x 1.985m)



With uPVC double glazed window to the front, fitted shelving, window into landing, radiator and telephone point.

Bedroom 10'0" x 12'0" (3.063m x 3.676m)



With uPVC double glazed window to the rear, radiator, coving to the ceiling and loft access hatch.

**Bedroom 9'0" (max.)/7'2" x 8'9" (max.) (2.759m
(max.)/2.204m x 2.682m (max.))**



With uPVC double glazed window to the rear, radiator and fitted wardrobes to one wall.

Bathroom 10'1" x 11'0" (3.080m x 3.360m)



Large room fitted with a four piece suit consisting of a shower cubicle, panelled bath, w/c and wash hand basin in vanity with storage cupboards. The walls are fully tiled with uPVC privacy glass window to the rear, heated towel rail, radiator and extractor.

Rear Garden



The rear garden is a mainly laid to lawn with a patio area, perfect for alfresco dining in the summer months, there is fencing to the boundary with a secure gateway to the side leading to the front. There are a range of mature trees and shrubs adding privacy, two outside power points, an outside tap and gas tank.

Front Garden



The property is fronted with a driveway with off road parking for multiple vehicles, there is an area laid to lawn for further parking if required.

Services

Mains water and electricity are understood to be connected. The property has gas central heating via gas tank in the garden and drainage is via a septic tank. 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 D.

Viewings

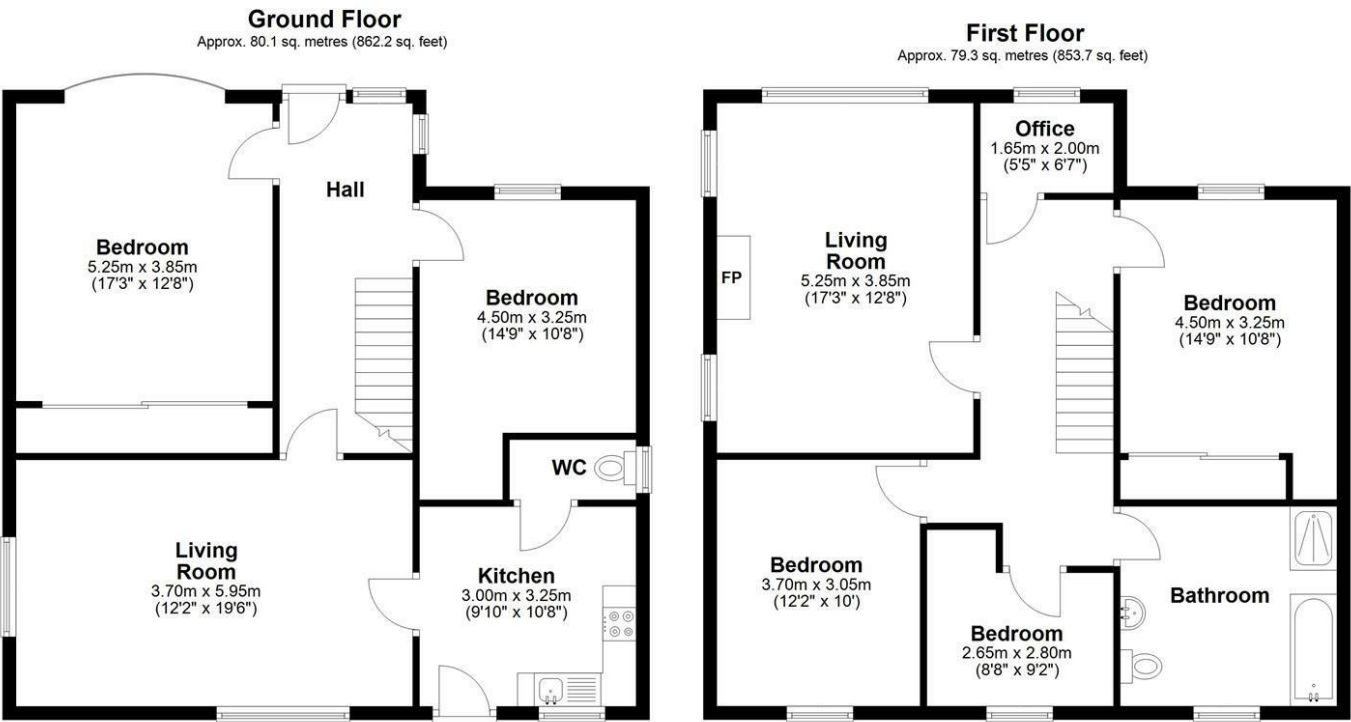
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan

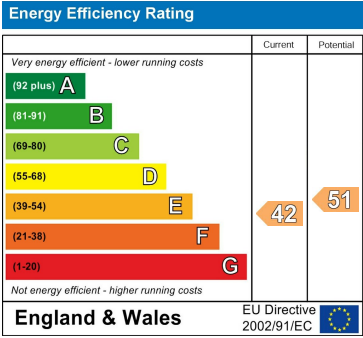


Total area: approx. 159.4 sq. metres (1715.8 sq. feet)
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

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.