



The Old Mill Willerton Road, North Somercotes, Louth, LN11 7NH
Asking Price £259,995

TES Property bring to the market this attractive and move in ready detached bungalow located in the well serviced village of North Somercotes, just a short walk to the pub, post office and amenities. This delightful property is situated on a sizeable corner plot with wrap around gardens, ample off road parking and garage/ workshop. Internally the property is equally impressive with three double bedrooms, one en-suite, a living room, kitchen and modern bathroom.

Viewing is a must to truly appreciate what is to offer!

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 Hall



Enter the property via a uPVC front door into the long hallway with radiator, loft access hatch, fitted shoe storage and additional build in storage cupboard and spotlights to the ceiling.

Bedroom 2 11'10" x 11'11" (3.631m x 3.636)



Double bedroom with radiator, dual aspect uPVC double

glazed windows to the front and side and coving to the ceiling.

Bedroom 3 9'9" x 11'10" (2.985m x 3.610m)



Double bedroom with radiator, dual aspect uPVC double glazed windows to the front and side and coving to the ceiling.

Bedroom 1 9'10" x 10'2" (3.003m x 3.106m)



Double bedroom with uPVC double glazed window to the side, radiator, coving to the ceiling and an opening into:-

En Suite 9'10" x 4'3" (3.004m x 1.317m)



Fitted with a three piece suite consisting of a walk in shower with rainfall shower head and shower screen, w/c and wash hand basin with cupboards below, tiled floor and splashbacks and coving to the ceiling.

Living Room 11'10" x 15'0" (3.610m x 4.577m)



The focal point of the room is the feature fireplace with tiled hearth and wooden mantle, there is a uPVC double glazed window to the rear and patio doors to the side leading out to the side garden, coving to the ceiling and a step down into:-

Kitchen 11'4" x 7'10" (3.476m x 2.393m)



The kitchen is fitted with a range of shaker style wall, base and drawer units with wood effect worktop over incorporating a 1.5 bowl stainless steel sink unit with drainer and mixer tap with tiled splashbacks, there is an integrated induction oven with 4 ring induction hob with extractor above, space for fridge freezer and washing machine. Bright and airy room with two skylights, radiator and uPVC double glazed window to both sides with door leading out. A door leads into :-

Bathroom 7'9" x 6'4" (2.366m x 1.946m)



Modern bathroom fitted with a three piece suite consisting of a P shape panelled bath with shower over and shower screen, w/c and wash hand basin in vanity unit with cupboards and work surface, tiled splashbacks, a uPVC double glazed privacy glass window to both sides, shaving point, spotlights to the ceiling, extractor and radiator.

Garage/Workshop 18'2" x 15'8" (5.546m x 4.777m)



Electric roller door with personnel door to the side, ample power points, lighting and door into w/c.

W/C 2'6" x 4'9" (0.771m x 1.454m)

With w/c and corner wash hand basin with tiled splashbacks, tiled floor and consumer unit.

Front Garden



The property is fronted with a sizeable garden which is laid to lawn with feature mill. There is potential for off road parking for multiple vehicles and gates leading down either side of the property.

Side Garden



Down the side of the property is a gravelled area with patio and pathway and creates the perfect place for alfresco dining. The area is fully enclosed with fencing and a gate to both sides.

Rear Garden



The rear garden is low maintenance with concrete paving slabs and areas of gravel. There is a timber shed measuring 4.88m x 2.44m and benefits from power and lighting. A door provides access to the garage and a gateway to the rear leads to the driveway where there is further parking for multiple vehicles.

The oil fired boiler and oil tank are located in the garden.

Services

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

August 2025.

Viewings

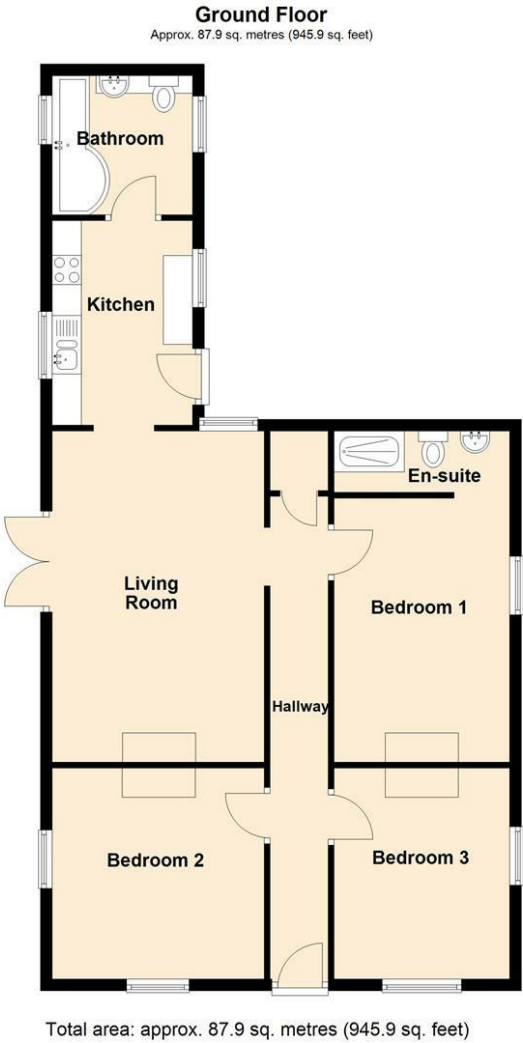
By prior appointment through TES Property office in
Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

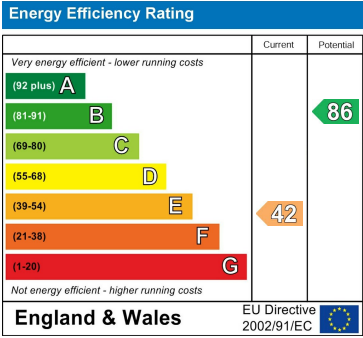
Floor Plan



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.