TES PROPERTY









Sandcroft Churchill Road, North Somercotes, LN11 7QW

Asking Price £219,950

NO ONWARD CHAIN

TES Property bring to the market this sizeable detached bungalow located in the well serviced village of North Somercotes, just a short walk to shops and amenities. This delightful property benefits from ample off road parking, garage and car port, and front and rear gardens secured by gates to the front. Internally the property consists of two double bedrooms, both with built in wardrobes, a kitchen diner, living room, shower room and W.C.

Viewing is highly advised 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 Porch

Enter the property via a uPVC front door in the porch where there is a uPVC double glazed window to the side and an opening into;

Hallway



Spacious hall with doors into all rooms and benefitting from built in storage cupboards, an airing cupboard housing the hot water cylinder and fitted with shelving, loft access hatch, coving to the ceiling and electric heater.

Living Room 16'7" x 14'2" (5.060m x 4.34m)



Bight and airy room with dual aspect uPVC double glazed windows to the front and side, feature electric fireplace, wall lighting, coving to the ceiling and two electric heaters.

Kitchen 13'0" x 10'7" (3.970m x 3.229m)



The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a one bowl sink unit with drainer and mixer tap, there is space for a single oven with extractor above and space for a washing machine and dishwasher or tumble dryer. There are uPVC double glazed windows to the front and side, tiled splashbacks, electric heater and coving to the ceiling.

Bedroom 12'11" x 11'10" (3.949m x 3.616)



Double bedroom with built in wardrobe, electric heater, uPVC double glazed window to the rear, wall lighting and coving to the ceiling.

Bedroom 12'5" x 13'6" (3.785m x 4.128m)



Double bedroom with built in wardrobe and storage cupboard, uPVC double glazed window to the rear, wall lighting, coving to the ceiling and electric heater.

Shower Room 5'3" x 9'5" (1.619m x 2.894m)



Fitted with a walk in shower with screen and wash hand basin with uPVC double glazed privacy glass window to the side, heated towel rail, shaving point and heater.

W.C 2'10" x 5'9" (0.889m x 1.762m)



With W.C, part tiled walls, coving to the ceiling and uPVC double glazed privacy glass window to the side.

Outside

The property is enclosed with fencing and mature hedging to the boundaries with double opening gates to the front which open out into the driveway. The driveway provides ample off road parking and leads down to the garage and car port for further parking if required. The gardens are mainly laid to lawn with several gravelled areas and pathways and features a range of mature shrubs and plants.

Garage & Car Port 18'0" x 8'10" (5.499m x 2.715m)



Both with up and over door and a window and door to side in the garage. With measurements of:
Garage: 5.499m x 2.715m
Car Port: 5.508m x 3.367m

Front Garden



Rear Garden



Driveway



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.

Council Tax
East Lindsey District Council Tax Band C.

Brochure Prepared
September 2025.

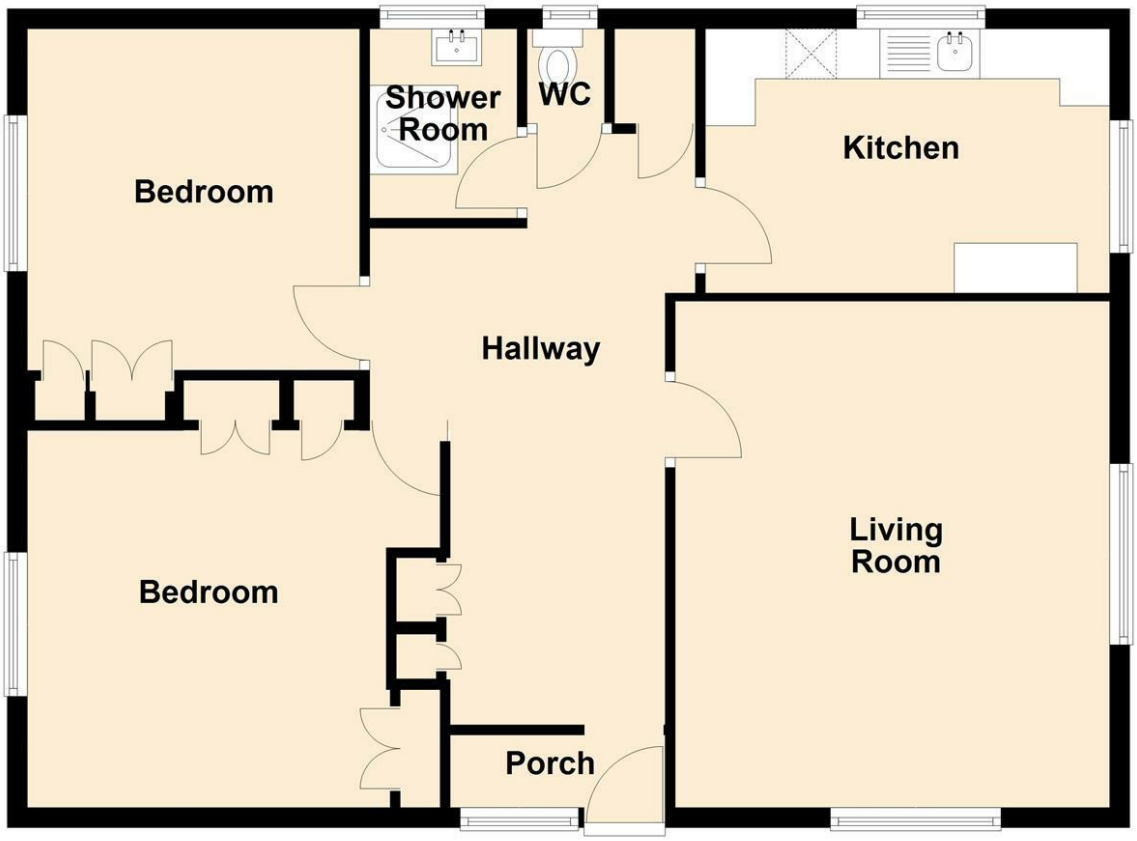
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

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

Floor Plan

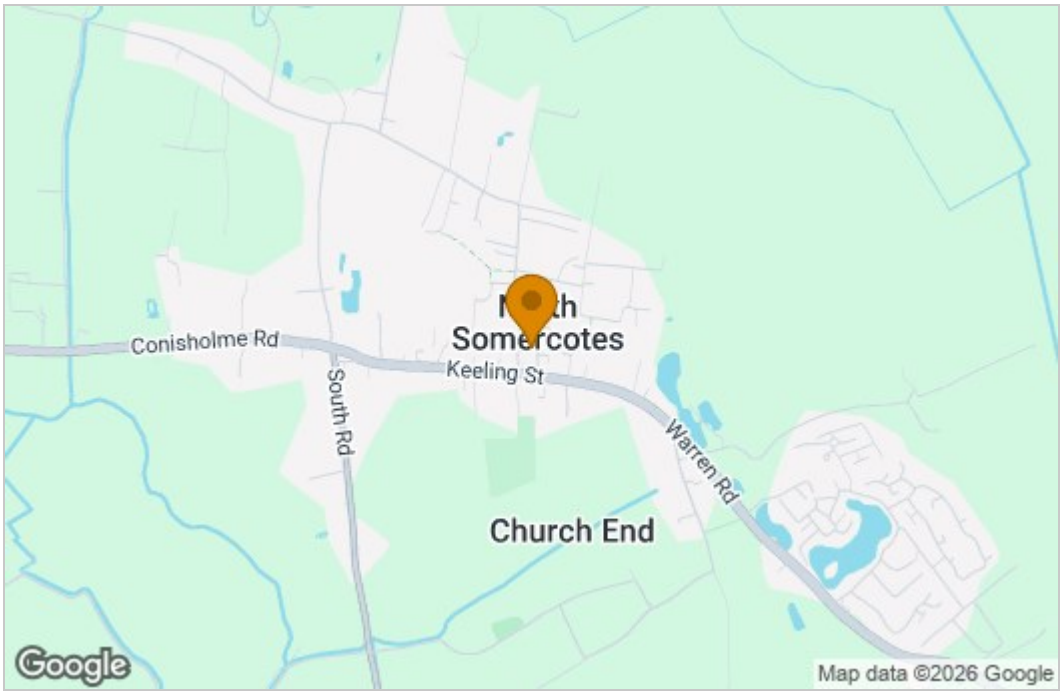
Ground Floor

Approx. 84.7 sq. metres (911.4 sq. feet)

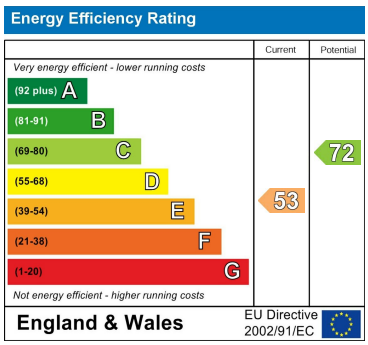


Total area: approx. 84.7 sq. metres (911.4 sq. feet)

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.

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