

TES PROPERTY

EAU BANK, NORTH SOMERCOTES, LOUTH

ASKING PRICE £395,000



NO ONWARD CHAIN

TES Property bring to the market this attractive family home which has recently been renovated throughout. Located in the well serviced village of North Somercotes, situated down a quiet lane, this lovely property enjoys peaceful and tranquil living with views onto open fields, whilst only being a short drive to shops and amenities.

Internally, the property offers generously sized rooms throughout consisting of a beautiful kitchen/diner and living room. There is an additional reception room which could also make a cosy home office or ground floor bedroom. There is also a utility room, ground floor w.c, four sizeable bedrooms, a modern en-suite shower room and family bathroom. Outside is equally impressive with a large front garden with ample off road parking, and rear garden with large patio area and space for garden shed or summer house.

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 grocer and a popular farm shop and café, as well as doctors' surgery, a nursery, and primary and secondary schools. 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
16'9" x 6'5"
Enter the property via a uPVC double glazed glass panelled door into the welcoming hallway where there is a radiator and staircase up to the first floor.

Reception Room
11'4" x 10'5"
With uPVC double glazed window to the front, large storage cupboard and a radiator.

Living Room
12'6" x 16'9"
Bright and airy room with walk in uPVC double glazed bay window to the front, multifuel burner with tiled hearth and wooden mantle, radiator and glass panelled French doors leading into the kitchen/diner.

Kitchen/ Diner
11'10" x 24'1"
Modern kitchen fitted with a range of shaker style wall, base and drawer units with complimentary wood effect worktop with overhand for breakfast bar. The kitchen benefits from a range of integrated appliances including a dishwasher, fridge freezer, electric oven with Lamona induction hob with extractor above, wine fridge and Quartz sink unit with drainer and mixer tap. Dual aspect uPVC double glazed windows to the rear and side create a bright and airy room, with additional uPVC double glazed patio doors to rear garden. There is grey tiling to the splashbacks, spotlights to the ceiling and a radiator.

Utility
9'4" x 6'2"
Fitted with matching wall and base units to the kitchen with matching wood effect worktop over with space below for washing machine and tumble dryer. There is tiled splashbacks, uPVC double glazed door to rear and a cupboard housing the Ideal boiler.

Ground Floor W.C
6'2" x 2'10"
Fitted with a wash hand basin and low level w.c, uPVC double glazed window to the side and consumer unit.

First Floor Landing

Bedroom
9'11" x 10'10"
With uPVC double glazed window to the rear and a radiator.

Family Bathroom
8'11" x 6'5"
Modern bathroom fitted with a four piece suite consisting of a panelled bath with mixer tap, large shower cubicle with sliding glass door and Triton electric shower, low level w.c and wash hand basin in vanity unit. There is a large heated towel rail, fully tiled walls and flooring, extractor and uPVC double glazed window to the rear.

Bedroom
10'0" x 12'0"
With uPVC double glazed window to the rear, loft access hatch and a radiator.

Bedroom
12'5" x 16'9"
With uPVC double glazed window to the front and a radiator.

En-Suite Shower Room
5'4" x 6'5"
Fitted with a modern three piece suite comprising a corner shower cubicle with rainfall shower head and standard attachment, w.c and wash hand basin in vanity unit. The room is fully tiled with heated towel rail and uPVC double glazed window to the front.

Bedroom
14'7" x 10'5"
With uPVC double glazed window to the front and a radiator.

Outside
The property is fronted with a large gravelled driveway which provides ample off road parking. A large lawned garden fronts the property with a willow tree. The area is open to the side providing access to the rear. The rear garden is also laid to lawn with a spacious porcelain patio area overlooking the garden, proving the perfect place for alfresco dining in the summer months. There is an concrete base with potential for a summerhouse or garden shed, wood chip side borders, fencing to the boundary, outside tap and lighting.

Services
Mains water and electricity are understood to be connected, with drainage via a septic tank and gas tank 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
November 2026.

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



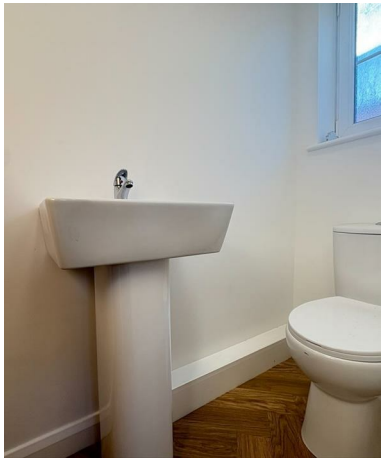




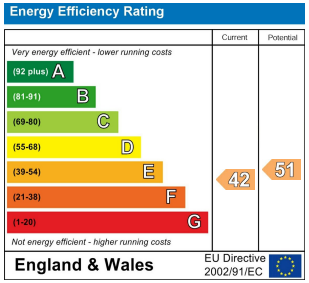


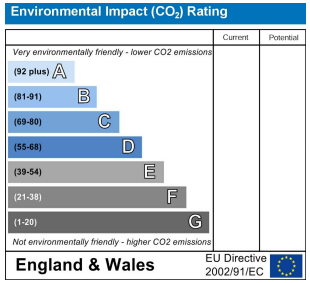












To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not 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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