



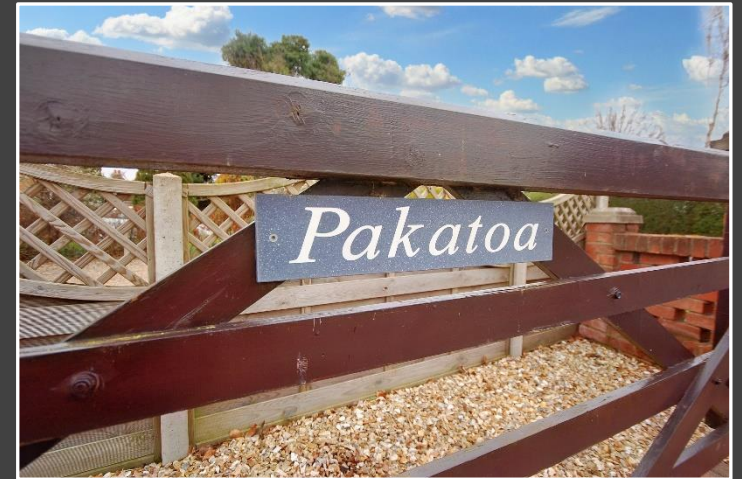
Pakatoa

North Somercotes LN11 7PS

MASONS

EST. 1850

A very well-maintained and surprisingly spacious 3 double bedroom detached bungalow positioned just a few paces from the recently built Co-op store, the Axe and Cleaver pub, the fish and chip shop and a short walk from the village centre facilities. Designed with wide doorways and easy access for wheelchair if required around a good size hallway with side reception area, the accommodation includes a lounge with fireplace and stove, a dining-kitchen, a conservatory with insulated vaulted ceiling, a modern shower room, ensuite shower room to bedroom 1 and an integral garage with motorized door. Oil Ch system, uPVC double glazing, gated block paved forecourt and low maintenance sunny garden at the rear. For sale with NO CHAIN.



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Directions

Proceed away from Louth on Eastfield Road and follow the road to South Cockerington. In the village take the third left turn and follow the lane for some miles, keeping left at the fork towards South Somercotes. After passing through South Somercotes, at the T-junction, turn left to North Somercotes. Carry on to the T-junction by the Axe and Cleaver public house and turn left here along Conisholme Road. Just a few paces after the Co-op store, Pakatoa will be found on the left.

The Property

The bungalow is thought to date back to around 2005 and has been designed with easy access for a wheelchair from the level grounds and through wide doors into the rooms from a spacious hallway. The property has attractive brick-faced walls beneath a pitched and hipped timber roof structure covered in concrete tiles. Heating is provided by an oil-fired combination central heating boiler and in addition, there is a cast-iron wood burning stove in the lounge fireplace. The bungalow has multi-pane-effect, uPVC-framed double-glazed windows and complementary uPVC moulded fascias, soffits and deep mould guttering. There is also a security alarm system.

The rooms are surprisingly spacious featuring a central hallway from the side entrance and reception area, with double doors into the lounge. The latter has a walk-in bay window within a projecting rosemary-style tiled gable at the front of the bungalow. There are three double bedrooms, the master room having an ensuite shower room and a walk-through dressing area or space for wardrobes. There is a modern family shower room and a well-fitted, spacious dining kitchen, beyond which is a double-glazed conservatory now covered by an insulated roof with a white panelled, vaulted ceiling.



Photo Schedule























Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale).

The main entrance is on the right side of the property, when the bungalow is viewed from the road. A pat-glazed (double-glazed) door opens into the:

Entrance Hall - leading into a good-size **Inner Hallway** creating an instant impression of space.

There are radiators and ceiling light points to each area, coving to the ceiling and two smoke alarms. A trap access with drop-down ladder gives access to the well-insulated roof void which has a spacious boarded area for storage and an electric strip light.

The inner hall has a central heating thermostat, door chimes and telephone point. Connecting door from the reception area to the integral garage.

Lounge

An attractive reception room positioned at the front of the property with a large, square walk-in bay window having Venetian blinds fitted.

Feature brick fireplace in a pine pillared surround with black quarry-tiled hearth and an inset Kingfisher wood-burning stove. Two radiators, coved ceiling, two ceiling light points and two wall light points. Telephone extension point and TV aerial socket.

Dining Kitchen

A spacious, light and well-fitted kitchen with an attractive range of units having cream coloured, arch panel facings and comprising base cupboards and drawers, the latter with drop handles. Two dressing units, each with glass-fronted display cabinet and drawer beneath, matching range of wall cupboards and the base units extend to form a peninsula bar, at the end of which is a recess with plumbing for a washing machine.

Built-in Bosch electric fan-assisted oven incorporating grill and above this is the Bosch black ceramic induction hob with a stainless-steel cooker hood over. Faced, integrated Lamona dishwasher and space for an upright fridge/freezer.

Beech block-effect, roll edge work surfaces with attractive ceramic-tiled splashbacks extending into the rear window sill which overlooks the conservatory at the rear. White

ceramic one and a half bowl sink unit with single lever mixer tap. Quarry tile-effect floor covering, radiator, coved ceiling and ten downlighter spotlights. Glazed (double-glazed) French doors open into the:

Conservatory

Victorian in style with a pitched roof which has now been insulated and panelled in white internally with a ceiling light point to the ridge and brick base walls. Double-glazed windows extend around all three sides with double-glazed French doors out onto the patio and garden. Radiator and quarry tile-effect floor covering, power points and TV aerial socket.

Master Bedroom front)

Approached through an initial **Dressing Area** with space for wardrobe, coved ceiling and four spotlights to ceiling fitting, beyond which a shaped archway gives access into the Bedroom.

A good size double bedroom with radiator, coved ceiling, telephone extension point and window to the front elevation with white Venetian blind. A sliding pine four-panel door gives access to the:

En Suite Shower Room

A bright and well-fitted shower room with a white suite comprising low-level dual-flush WC, a shaped pedestal wash hand basin with double chrome taps, shaver socket over and sliding glazed door and screen to the wide ceramic-tiled shower cubicle with a chrome shower mixer unit, handset and rail. The shower cubicle also has a built-in ceramic-tiled seat and wall grip. Part ceramic-tiled walls, radiator with towel rail over, mirror-fronted wall cabinet, coved ceiling with downlighter spotlights and light-operated extractor fan. Limed oak-effect floor covering.

Bedroom 2 (rear)

A good size double bedroom with radiator, coved ceiling, TV aerial socket and a large rear window overlooking the garden and countryside beyond, which stretches away towards the Wolds in the distance.

Bedroom 3 (rear)

A smaller double or good size single bedroom with a vinyl floor covering, radiator, coved ceiling, telephone extension point and window overlooking the rear garden.

Shower Room

With travertine style ceramic-tiled walls on all side incorporating a mosaic tiled border and a contrasting ceramic-tiled floor, all for ease of maintenance. White suite comprising a low-level, dual-flush WC and a curved pedestal wash hand basin with lever taps.

Ceramic-tiled and glazed shower cubicle with sliding door and chrome thermostatic shower mixer unit with handset on wall rail. Radiator with towel rail, built-in light oak-effect base cupboard unit, coved ceiling with LED spotlight downlighters (one incorporating extractor fan) and wall mirror. Window to the side elevation with ceramic-tiled reveal.

Integral Garage

Affording potential to convert into another room if required, subject to obtaining any necessary consent from the local authority. The garage has a motorised, remote controlled roller door for vehicular access, a connecting internal door to the reception area of the hall as previously mentioned, a strip light, power points and wall shelving. Also in the garage is the consumer unit with MCBs and the Worcester oil-fired combination central heating boiler.

Outside

The property is approached through a five-bar gate set into a brick-pillared entrance with shaped ornamental boundary fencing incorporating trellis work. A block-paved driveway is shaped to form a parking and turning area whilst also giving access to the integral garage.

The drive is bordered by gravel beds for ease of maintenance with established shrubs one side and an ornamental tree close to the front boundary. There is a sensor floodlight by the garage door and the oil storage tank is positioned to one side, together with a paved area to store wheelie bins.

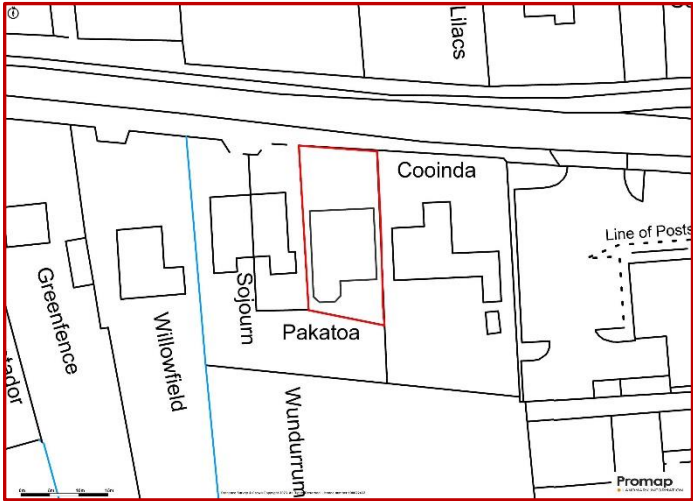
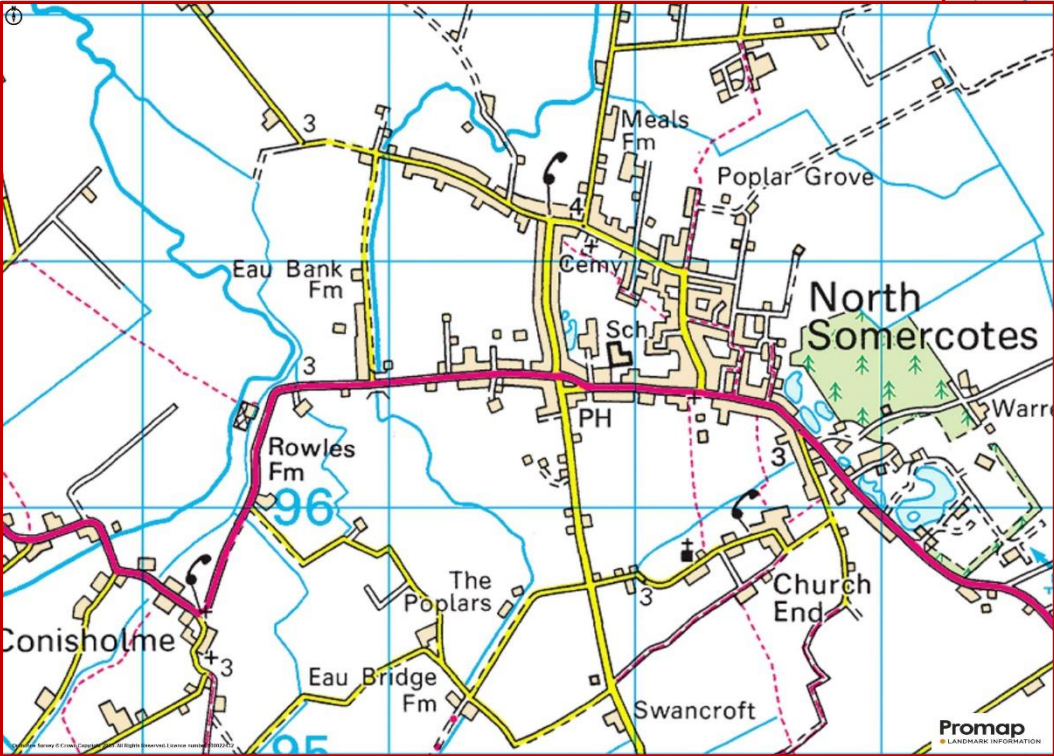
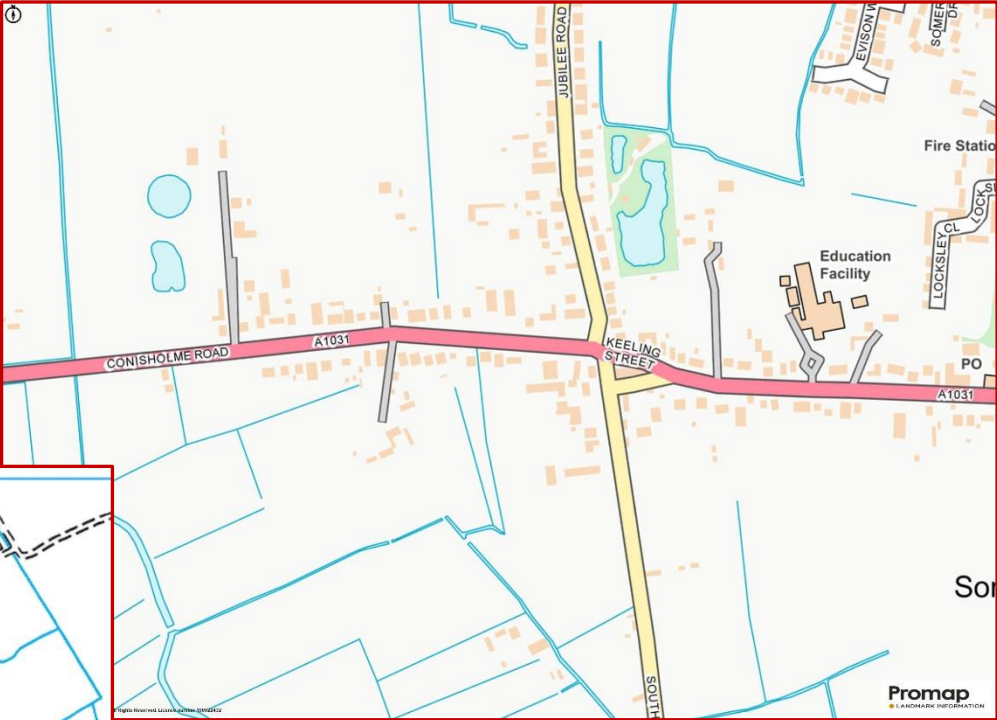
A concrete pathway leads across the front of the bungalow and along the left side, whilst a further concrete pathway on the right side leads to the front door with a tall screen gate into the rear garden.

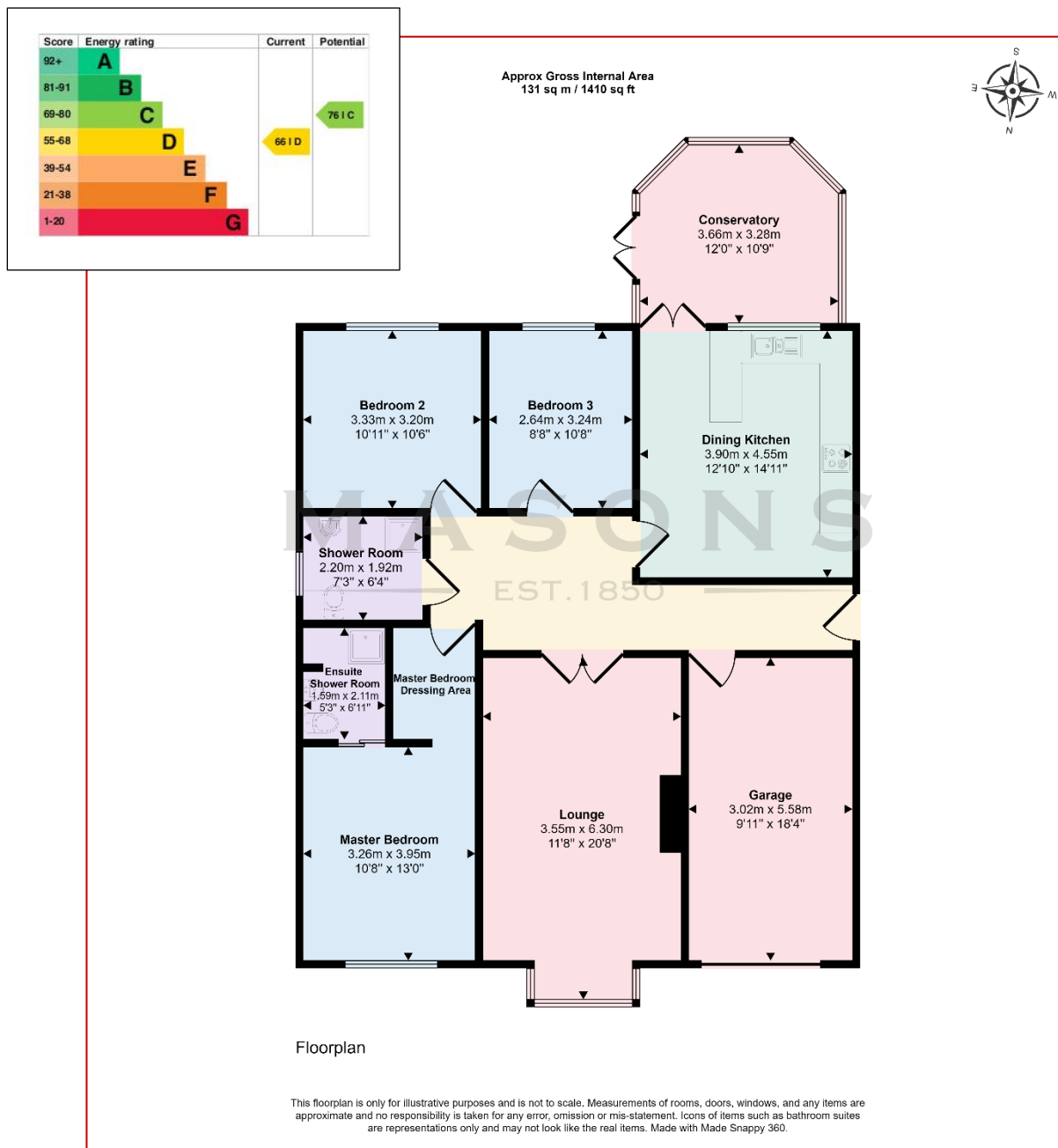
The rear garden is designed for ease of maintenance and comprises a main block-paved patio area ideal for sunbathing or al fresco dining with shaped kerbs to flower beds and borders, ornamental trees, a variety of shrubs and bedding plants. There is again shaped fencing to the rear boundary between

concrete posts and incorporating trellis work. The rear garden enjoys the sun for the majority of the day and is positioned adjacent to neighbouring paddock land.

Viewing

Strictly by prior appointment through the selling agent.





Location

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses, schools, take-away food shops, butchers, restaurant, playing fields with pavilion and bowls club, church and village hall. There are some pleasant walks nearby whilst the beach and coastal pathways are less than 1.5 miles away. There is a holiday park on the south side of the village with fishing lake, tennis courts, snooker room, bars and walks through pine woodland. Louth market town is approximately 10 miles away.

General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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