



4 WOOLPACK MEADOWS
NORTH SOMERCOTES, LN1 1 7QG

M A S O N S
— EST. 1850 —

A recently refurbished modern end terrace positioned in a popular coastal village just a short walk to amenities. Offering efficient running costs and contemporary accommodation comprising, porch, WC, Lounge, Breakfast kitchen, three bedrooms and bathroom. Externally the property enjoys off street parking and low maintenance west facing rear garden. An excellent turn key property which would make an ideal family home or investment.

Directions

Entering North Somercotes on the A1031 road from the north proceed along Conisholme Road and at the Axe and Cleaver public house carry straight on through the village. Continue through the shopping centre, go past the left turning into Churchill Road and then look for the left turning into Woolpack Meadows. Follow the road and number 4 will be very shortly on the left.

Accommodation

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



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Porch

Accessed via part glazed UPVC door with window to side, intruder alarm system panel and electric consumer unit to wall.

Hall

With carpeted stairs to 1st floor, oak effect Karndean flooring with six panel door in to;

Lounge

A spacious reception room with large window to front having smart oak effect Karndean flooring. Electric fire to side and grey painted walls.

Breakfast Kitchen

A newly fitted kitchen comprising a good range of base and wall units finished in shaker style white with black handles. Square edge marble effect worktops and matching splashbacks with 1 1/2 bowl stainless steel sink. Pull-out bin unit, space and plumbing for washing machine and freestanding fridge freezer. Twin eyelevel,





Bosch electric ovens with Zanussi induction hob and extractor above. To the far side further deep pan drawers and extending breakfast bar with windows and door into rear garden. Oak Effect Karndean flooring.

W.C

Accessed from the kitchen with low-level WC, wash handbasin and extractor fan to ceiling.

First floor landing

With carpeted floor and timber banister, loft hatch giving access to roof space with six panel doors to bedrooms and bathroom.

Bedroom 1

Positioned at the front with window and carpeted floor, double doors giving access to built-in wardrobes and being a generous double in size.

Bedroom 2

A further double bedroom at the rear with window and oak effect laminate flooring with double doors giving access to built in wardrobe.

Bedroom 3

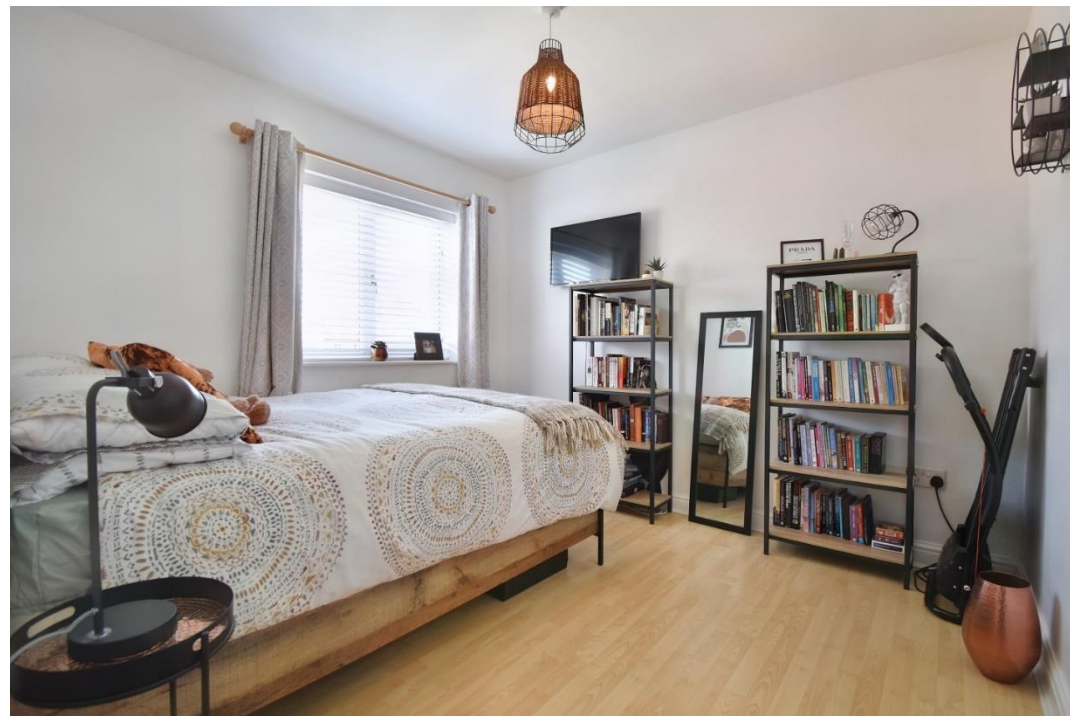
Single bedroom with window to front, laminated floor and useful laundry cupboard positioned over the stairs.

Bathroom

Panelled bath with shower mixer and screen to side. Low-level WC, wash handbasin and fully tiled walls in attractive neutral tones with oak effect floor, frosted glass window to rear and extractor fan to wall.

Outside

At the front of the property is ample off street parking for three vehicles with block paved drive with further gravelled areas pathway leading to front door. Outside light and bin store and side gated access to rear garden. The rear garden is laid to low maintenance paving having high-level timber fencing to sides and enclosed area housing the oil storage tank. The garden is a delightful suntrap, having a westerly aspect and with outside light and tap and also housing the Worcester Greenstar heatslave 2 oil fired boiler, which is serviced on a regular basis.





Location

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, supermarket, 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.



Viewing

Strictly by appointment through the agent.

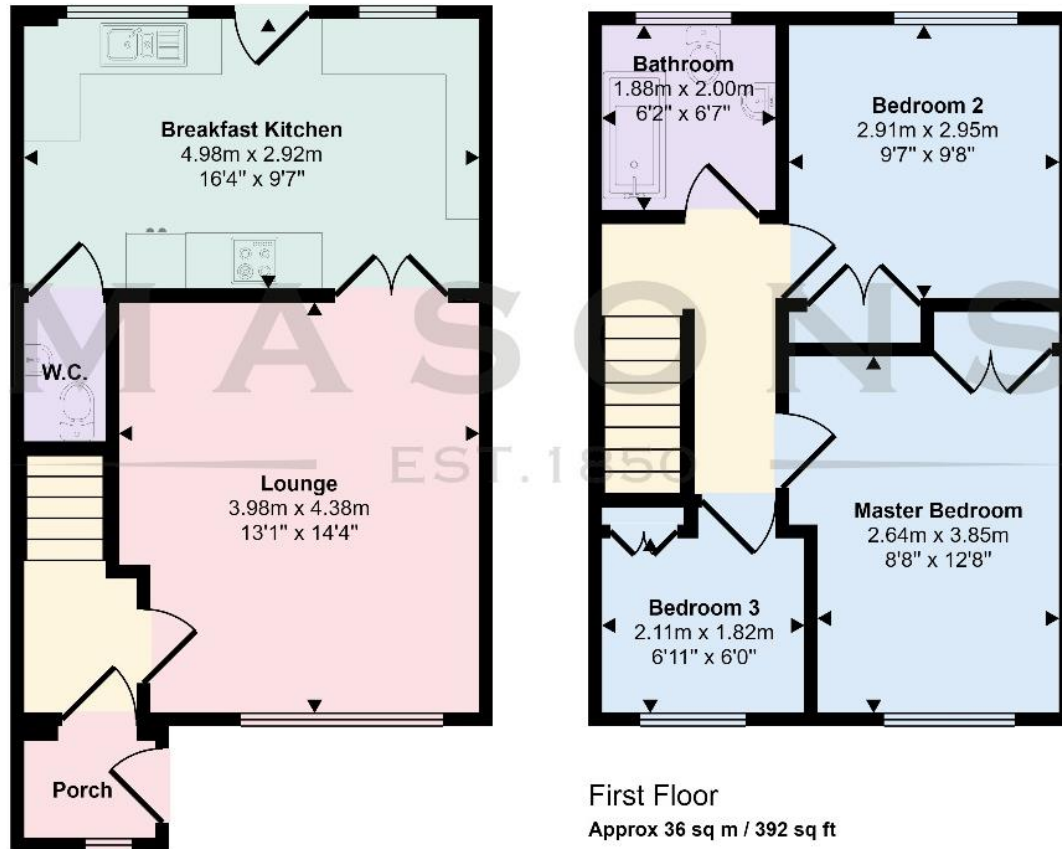
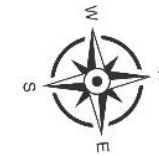
General Information

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 B.



FLOORPLANS AND EPC GRAPH

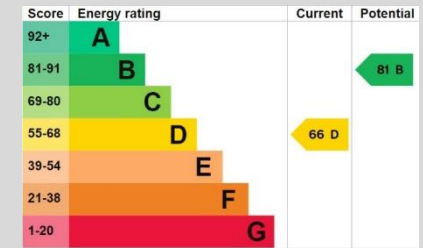
Approx Gross Internal Area
75 sq m / 809 sq ft



First Floor
Approx 36 sq m / 392 sq ft

Ground Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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