



30 EVISON WAY
NORTH SOMERCOTES
LN11 7PE

MASONS
EST. 1850

ABOUT 30 EVISON WAY...

Well positioned in a quiet residential no-through road in North Somercotes is this smartly presented three-bedroom, semi-detached house, just a short walk to amenities, benefitting from mostly refurbished accommodation and situated on a large, generous corner plot with smart gardens, driveway and garage. The accommodation briefly comprises hall, kitchen diner, lounge, three bedrooms, bathroom and has oil-fired central heating with uPVC double-glazed windows and doors. Viewing is recommended to appreciate the space and accommodation on offer.

Directions

Entering North Somercotes on the A1031 road from the north proceed along Conisholme Road and at the Axe and Cleaver public house turn left onto Jubilee Road. Follow the road to its conclusion and turn right onto Bank End. Follow the road for a distance and take the first right turning into Evison Way. Continue almost to the very end of the road and the property will be on the right positioned on the corner.

Accommodation

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



Entrance Hall

Having polycarbonate canopy to front door with part-glazed uPVC unit leading into hallway with dark wood-effect laminate flooring. Staircase leading to first floor with smoke alarm and six-panel doors to principal rooms.

Kitchen Diner

With recently re-fitted base and wall units having solid pine doors, glazed wall units, new walnut-effect roll-top laminated work surfaces with inset Belfast sink, mono mixer tap and attractive tiling to splashbacks. Space and plumbing provided for washing machine. Belling free-standing twin electric oven with four-ring hob, newly fitted electric consumer unit to wall, spotlights to ceiling and tiled floor. Space for dining table, window overlooking garden and recently fitted double patio doors leading into rear garden and patio. Space for a large fridge/freezer to side and door into useful understairs storage cupboard with fitted shelving and coat hooks.





Lounge

A spacious reception room with fireplace to chimney breast, having cast iron insert with open grate, tiled hearth and carved timber surround. Carpeted floor and large sliding patio door leading to garden.

First Floor Landing

With timber banister and spindles, loft hatch to roof space, smoke alarm to ceiling. Neutral decoration with six-panel doors to bedrooms and bathroom.

Master Bedroom

A generous double in size with large window overlooking the garden. Carpeted floor.

Bedroom 2

A generous single or three-quarter bedroom with window to side and newly carpeted floor.

Bedroom 3

A single bedroom with window overlooking the side garden. Cupboard to side housing the hot water cylinder with shelving provided for laundry. Newly Carpeted floor.

Family Bathroom

With low-level WC, panelled bath with hand shower attachment, wash hand basin and fully-tiled walls with timber-effect floor. Frosted glass window to the side.

Attached Garage

A single garage to the side of the property, extra wide compared to normal, giving space for a useful workshop area. To the rear is the Worcester Bosch oil-fired central heating boiler. Storage available to roof area, electrics and light provided, with window to front and up and over door.

Gardens

Accessed via a concrete driveway giving parking for multiple vehicles, with newly installed fencing to one side and remaining boundaries all having high-level, good quality fencing with brick dwarf wall to the curved boundary. Driveway leading up to the garage with further paved patio area at the side of the garage providing further parking. Also housing the timber garden shed whilst at the rear is the recently renewed oil storage tank and outdoor electric socket. Pathway leading around the perimeter of the property with outside tap and lighting. Front garden laid to lawn with well maintained borders planted with mature shrubs, bushes and trees.





Gravel area to side extending around to the rear of the property with further planted borders and raised decking area with smart timber pergola, making an ideal al fresco dining and barbecue area. Newly laid paving to side with raised planters, outdoor sockets and lighting with access through the patio doors into the kitchen diner.

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 there are walks through pine woodland. Louth is the main market town in the area and Grimsby is the nearest main business centre. Louth has a recently completed sports complex together with golf course, bowls and tennis academy.

Viewing

Strictly by prior appointment through the selling agent.

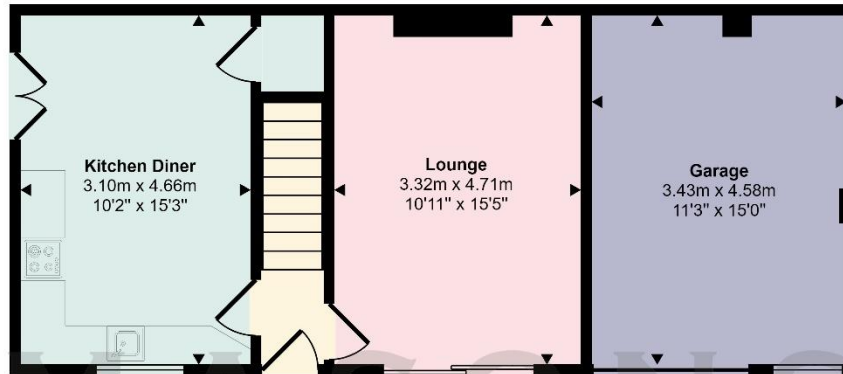
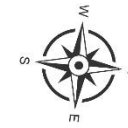
General Information

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 with oil-fired central heating system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

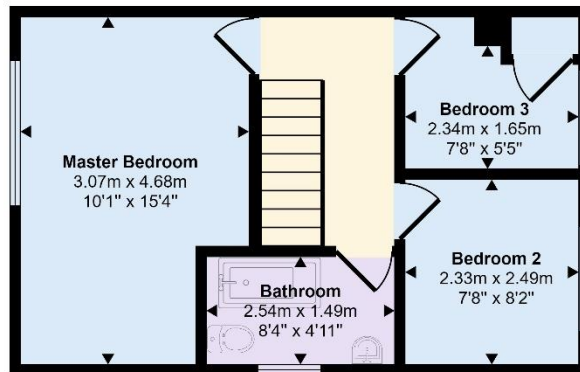


FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 51 sq m / 554 sq ft



First Floor
Approx 35 sq m / 379 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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