

MASONS

SALES & LETTINGS



HOGARTH
NORTH SOMERCOTES LN11 7NT

MASONS
EST. 1850

HOGARTH, MARSH LANE, NORTH SOMERCOTES, NR. LOUTH, LINCOLNSHIRE, LN1 1 7NT

A detached two-bedroom bungalow positioned on the rural outskirts of North Somercotes and subject to an Agricultural Occupancy Clause. Boot room/utility room, hall, lounge, dining room, two bedrooms, kitchen and modern shower room. Oil central heating system and double-glazed, timber-framed windows. Attached garage and brick-built garden store.



ABOUT HOGARTH.....

This detached bungalow was constructed in 1991 and granted planning permission subject to an agricultural occupancy clause (see details below).

The bungalow has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete tiles with corbelled brickwork to the gables. The windows are double-glazed units set into painted timber frames and the fascia boards are timber to front and rear. Heating is provided by an oil central heating system and an open fire in the sitting room. The bungalow enjoys open views to the front and side, across the fields.

There is an attached garage and a detached solid built garden store. The gardens are mainly lawned around the front sides and rear. A more detailed account of the accommodation follows below.

Agricultural Occupancy Clause

The property has an agricultural occupancy clause which limits occupation of the property to a person solely or mainly employed, or last employed, in the locality in Agriculture as defined in Sect. 290 of the Town and Country Planning Act 1971, or in forestry or a dependent of such a person residing with 'him'.

Viewing:

Applicants wishing to view the property should first contact the local planning authority to ensure that they comply with the occupancy clause. Viewing is then strictly by prior appointment through the selling agent.

ACCOMMODATION

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

Main Entrance at the front of the property comprising a part-glazed (single-glazed) door with window adjacent to the:

Entrance Boot Room/Utility Room

With space and plumbing for washing machine and vent for a stacked tumble dryer. Trap access to the wing roof void and rear window. Door to the:

Hallway

With ceiling lights and open at the side to the central dining room.

Boiler/Freezer Room

Radiator, stainless steel sink unit with drawers beneath and Firebird S oil-fired central heating boiler with digital wall programmer. Roll-edge work surface, trap access to the main roof void.





Dining Room

Centrally positioned with window on the rear elevation, three ceiling lights, two radiators and a recessed built-in shelved cupboard. Smoke alarm.

Sitting Room

Brick fireplace and quarry-tiled hearth with open grate, window to the front and side elevations, radiator and two recessed ceiling lights.

Breakfast Kitchen

With built-in base and wall cupboards, drawer units, work surfaces with tiled splashbacks and a one and a half bowl sink unit. Built-in electric oven and ceramic hob with cooker hood over. Radiator, coved ceiling, front and side window and ceiling light together with a spotlight fitting.



Bedroom 1 (rear)

A double bedroom with radiator, rear window and a range of two built-in double wardrobes.

Bedroom 2 (front)

A small double bedroom or good size single bedroom with radiator and window on the front elevation.

Shower Room

With ceramic-tiled walls and a coloured suite comprising low-level WC, vanity wash basin over double base cupboard and a shower cubicle with screen curtain and an electric instant shower unit. Radiator, rear window, wall mirrors and shaver light.



Outbuildings

Attached to the property, there is a:

Brick-built Garage

With up and over door at the front, window, light and power point. Adjacent there is a detached:

Brick-built Garden Store

With sliding double doors, electric light, power points and rear window.

There are lawned gardens extending around the front, side and rear of the bungalow with flower and rose beds, hedges to the boundaries and a number of ornamental shrubs and trees. To the rear of the bungalow is the oil storage tank for the central heating system, together with an outside tap and there is a second outside tap at the front of the bungalow. Front and rear outside lights. The bungalow is approached over a concrete driveway with gated entrance.

Location

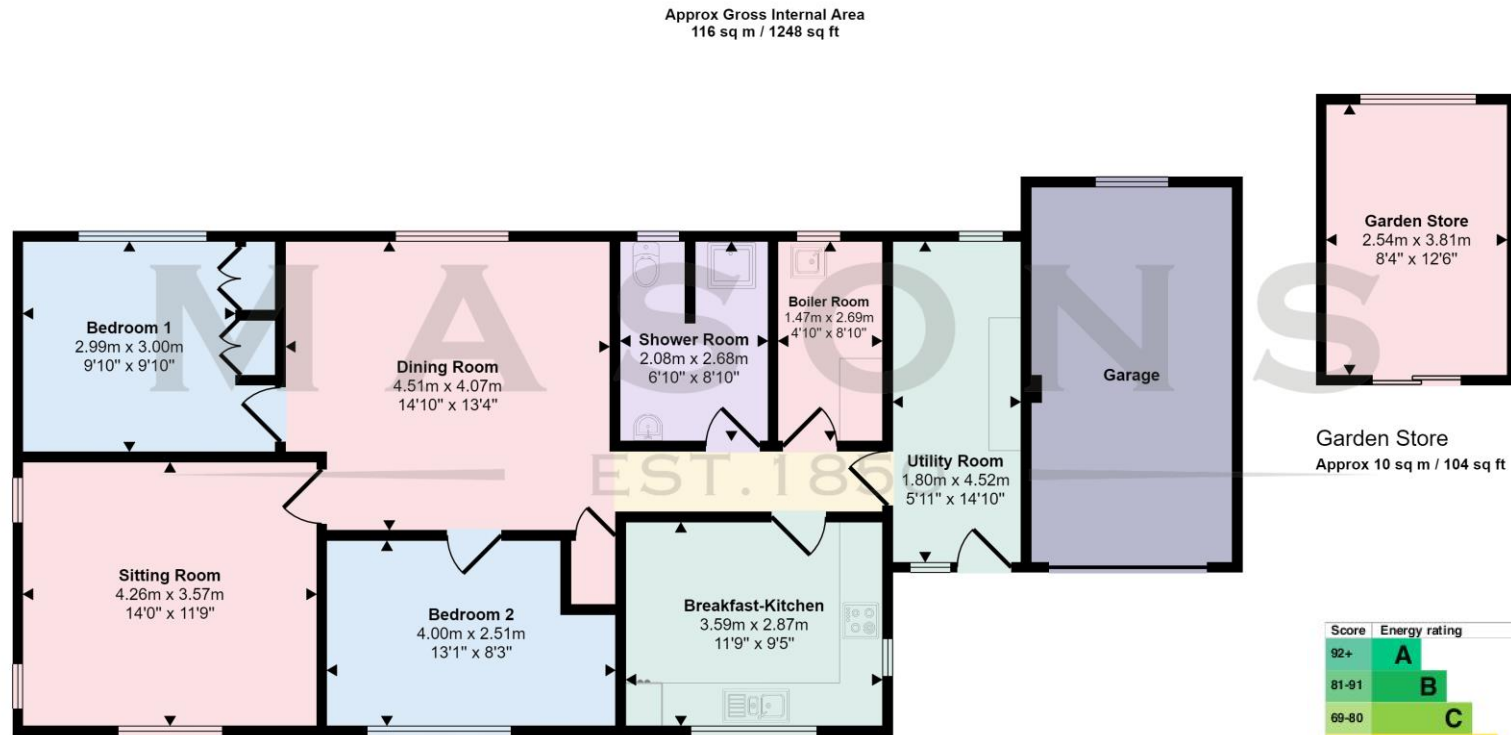
North Somercotes is a larger than average country village which provides a good range of services to include primary and secondary schools, a number of small shops and cafes, two local pubs and a picturesque fishing lake with cafe backing onto a pine forest. The popular market town of Louth is about 10 miles inland and is well known for its thrice-weekly markets, many individual shops and some excellent sports facilities including a new sports and swimming complex, football club, tennis academy, indoor bowls, golf club, athletics centre and the Kenwick Park leisure centre on the outskirts which has an equestrian centre, further golf course, gymnasium and swimming pool. The main business centres are Grimsby (18 miles) and Lincoln (38 miles).



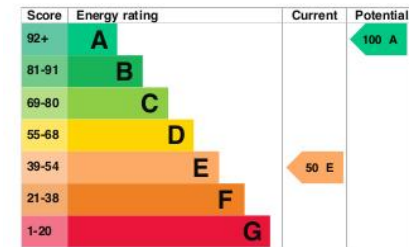
General Information

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 and water whilst drainage is to a septic tank, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

FLOORPLAN AND EPC GRAPH



Ground Floor
Approx 106 sq m / 1144 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.

MASONS
EST. 1850

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (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;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500