



THE OLD MILL, WILLERTON ROAD,
NORTH SOMERCOTES, LN11 7NH

MASONS
EST. 1850

ABOUT THE OLD MILL...

A superbly presented 3 bedroom bungalow positioned on an extensive corner plot, situated on a quiet road and just a few paces to the village amenities. The property has been greatly improved by the current vendor to provide light and airy contemporary accommodation comprising, Lounge diner, Kitchen with vaulted ceilings, 3 double bedrooms one with brand new ensuite shower room and further shower room. Externally a spacious and versatile garage workshop creates possibilities for many uses. Ample off street parking along with 3 separate garden areas with the rear enjoying a southerly aspect and large garden shed.

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. Travelling down Keeling Street, turn left onto Churchill Road and travel a short distance and the right turn into Willerton Road will be on your right. Take this turning and the property is immediately on the right-hand side, situated on the corner plot.

The Property

Believed to date back to the late Victorian era, formerly being the Old Mill and having pitched timber roof construction covered in interlocking tiles and having a grey painted rendered finish with uPVC black gutters and downpipes, fully uPVC double-glazed windows and doors. Heating is provided by way of a Potterton oil-fired external boiler supplemented by multi-fuel burner to the lounge. The property is on a generous corner plot with ample off-street parking and having the superb addition of a garage/workshop, larger than average in size with separate cloaks/WC.



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 part-glazed uPVC door leading into spacious central hallway with dado rails to wall and picture rails. Spotlights to ceiling, two-tone paintwork and carpeted floor. Loft hatch with loft ladder giving access to roof space, part boarded and insulated, two strip lights and double socket. Four-panel doors into principal rooms. Glazed door into:

Pantry

With fitted shelves to side and rear, frosted glass window, carpeted floor and central heating timer controls. Gun cabinet.





Lounge Diner

With double patio doors onto garden and opening through to the kitchen. A well-proportioned room with continuation of high ceilings, a further window to side, carpeted floor and fireplace with inset multi-fuel burner, tiled hearth and oak mantelpiece. Attractive decoration and feature wallpaper to chimney breast. Space for small dining table to side with coving to ceiling. Cupboard to side housing the electric meter and consumer unit.



Kitchen

A bright and spacious galley style kitchen with recently vaulted ceilings with the addition of twin skylights to one side, allowing the sunlight to come in from the southerly aspect. A good range of modern base and wall units with gloss cream Shaker style doors with chrome handles. Rolltop laminated work surfaces with wood effect, tiling to splashbacks and one and a half bowl stainless steel sink with mono mixer tap. Space and plumbing provided for washing machine with eye-level Zanussi single electric oven and Zanussi four-ring induction hob and extractor fan above. Space to side for a tall fridge, part-glazed uPVC door into rear garden. Attractive wood-effect luxury vinyl tiled flooring.





Master Bedroom

A good size double bedroom with carpeted floor, coving to ceiling, Sky TV aerial points. Large window overlooking garden, opening through to:

En Suite Shower Room

With large walk-in shower cubicle having Mira thermostatic shower unit with rainfall and hand-held attachment. Attractive tiling to all wet areas, LED lights to ceiling and low-level WC and wash hand basin with storage cupboard below. Mirrored cupboard above. Coving to ceiling and attractive tiling to floor, with the shower room being a recent addition to the property.



Bedroom 2

Positioned at the front with windows to two aspects, creating a light and airy bedroom. Carpeted floor and a generous double in size with dado rails to walls and coving to ceiling.

Bedroom 3

A third and final double bedroom, currently set up as a single with home working space to one side, windows to two aspects, dado rails to wall with coving to ceiling and carpet to floor.





Shower Room

Having corner shower cubicle with Triton electric unit with Mermaid panelling, wash hand basin and opening through to low-level WC, frosted glass windows to two aspects with spotlights to ceiling and extractor fan. Shaver point and mirrored cupboard above sink. Vinyl cushion flooring and loft hatch to roof space.



Garage/Workshop

A superb addition to the property being detached and L-shaped with remote roller door to front, extending to the side to provide useful storage and workshop areas with a brilliant addition of an enclosed WC accessed via a timber door, having low-level WC and wash hand basin with hot water heater. Built-in work bench to rear and fully insulated loft with access. Electric consumer unit to wall and heater panel. Further uPVC side pedestrian door with fluorescent LED lights to ceiling and painted concrete floor. Wood panelling to wall with lights and electric provided, currently set up as a workshop and would make an ideal granny annex (subject to planning).

Shed

Large timber shed with pitched roof covered in felt, measuring 3.9x2.2m, fitted with shelving and having lights and power provided with separate consumer unit.





Outside

To the front of the property is an extensive lawned garden with hedged boundary and gated access onto Churchill Road, with this garden lending itself to the provision of further off-street parking if required, by dropping of the kerb which would make ample space for caravans, etc (stp). Concrete path to front door and fenced and gated access to each side of the property. The side of the property is laid to gravel with high-level fenced perimeters and gated access at either end, providing an enclosed space for pets if required. Patio area with patio doors into lounge, outside tap.

Driveway

Driveway for two vehicles off Willerton Road, laid to concrete and leading to the garage with outside lighting. Further gate into:

Rear Courtyard

Laid to paving and creating a brilliant sun trap, having a southerly aspect. Outside lights and pedestrian door to garage. Cupboard to side housing the Potterton external oil-fired central heating boiler which is serviced on a regular basis. Gravelled and planted borders and to the rear of the garage is a useful log store with timber frame and felted roof covering. The garden shed is positioned to the side, concrete path leading to the front and having the recently installed oil storage tank.

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 prior appointment through the selling agent.

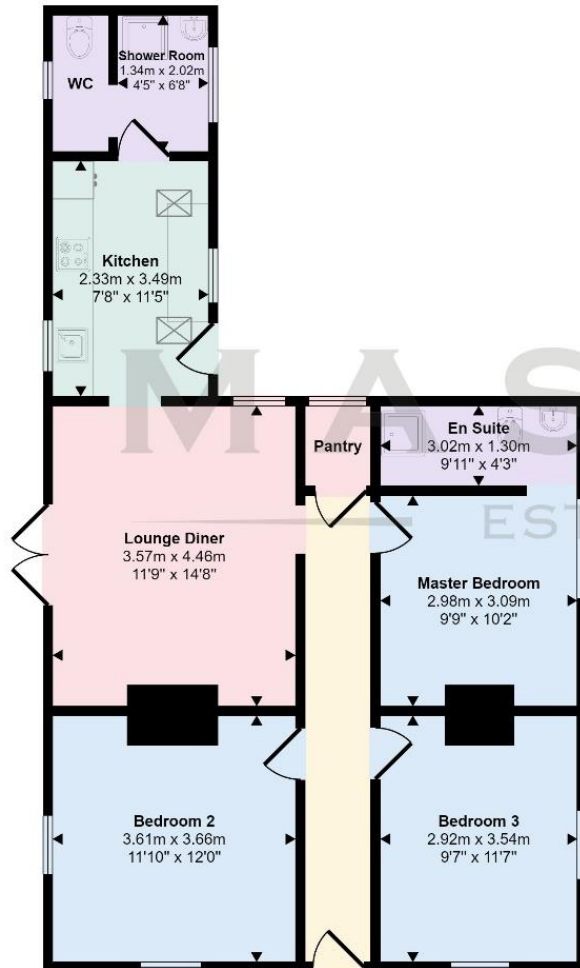
General Information

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 but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band B.

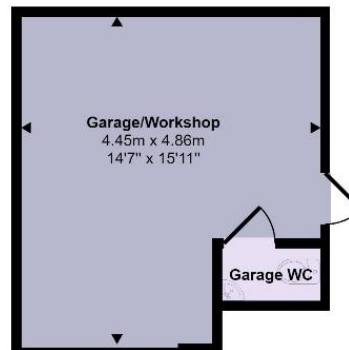


FLOORPLANS AND EPC GRAPH

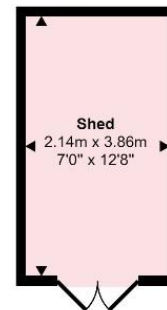
Approx Gross Internal Area
107 sq m / 1150 sq ft



Ground Floor
Approx 78 sq m / 839 sq ft

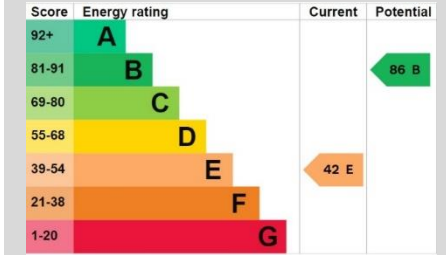


Garage/Workshop
Approx 21 sq m / 223 sq ft



Shed
Approx 8 sq m / 89 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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