



BROOKLANDS, SEA LANE,  
NORTH COTES, DN36 5UZ

**MASON'S**  
EST. 1850

## ABOUT BROOKLANDS...

Located in open countryside within the coastal area of Lincolnshire with open views across the fields, this double-fronted semi-detached bungalow has spacious accommodation with 2 bedrooms, hallway, bathroom, lounge with bay, dining room, kitchen and porch. The only close neighbouring home is the adjoining semi-detached bungalow (also for sale through this agency). Driveway, garage, gardens, oil central heating system and double-glazed windows. For Sale with NO CHAIN.

### The Property

The bungalow is thought to date back to the early 1900's and has brick faced principal walls under a main pitched and hipped timber roof structure covered in slate. Heating is by an oil central heating system and the original windows have been replaced with uPVC double-glazed units.

The rooms are versatile with options for more living or bedroom space as required and the gardens extend around the front, side and rear. In addition to the driveway at the side there is a semi-detached garage adjoining. The neighbouring bungalow is also available to purchase either separately or jointly with Brooklands (unless sold previously).

### Directions

From Louth take the A16 road north for around 7 miles to North Thoresby, then turn right by the Halfway House Bar and Grill. Follow the road (B1201) through the village and away from North Thoresby until the eventual T-junction with the A1031. Turn right here and proceed to North Cotes village. Turn left into the village along Fleetway and continue for some distance until just after the church and then turn right onto Sea Lane. Follow the lane out into open countryside until Brooklands is found on the right side.



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(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 with an arched uPVC part-glazed (double-glazed) door opening into an:

## Entrance Porch

With part-tiled walls and moulded tile dado rail, hexagonal tiled floor and an internal, part-glazed door with decorative, part-glazed side panels incorporating coloured leaded lights to the:

## Entrance Hall

L-shaped with radiator, trap access to the roof void and an oak-effect vinyl floor covering.

## Sitting Room

An attractive room with a walk-in, square bay window on the front elevation providing open views across the fields. Oak-effect vinyl-tiled floor extending through from the hallway, double radiator and coved ceiling.

## Dining Room

A good size with built-in double cupboard to the side of the chimney breast having shelves beneath and further display shelves and lower shelf to the opposite side. Window on the side elevation presenting open views towards the coast and a smaller window on the rear elevation. Radiator, coved ceiling, digital programmer for the central heating system and oak-effect vinyl floor covering. In the corner is the Worcester oil-fired central heating boiler. Door from the hall and inner door to the:





### **Kitchen**

Fitted with a range of beech-effect kitchen units comprising base cupboards and drawer unit with deep pan drawer, roll-edge granite-effect work surfaces and an inset stainless steel, single drainer sink unit, together with ceramic tile splashbacks. Recess for a cooker with electric cooker point and space to one side for refrigerator. Recess with plumbing for washing machine. Window on the side elevation with ceramic-tiled reveal. Coved ceiling and extractor fan, oak-effect vinyl tile floor covering, double radiator and part-glazed (double-glazed) door to the:

### **Rear Porch**

Timber framed on a brick-built base with a corrugated transparent roof and having windows to the side and rear and a part-glazed door to the rear garden.

### **Bedroom 1 (front)**

A spacious double bedroom with walk-in square bay window on the front elevation, again enjoying views across open fields. Radiator, coved ceiling and corner cupboard within which the electricity meter and consumer unit are located.

### **Bedroom 2 (rear)**

A smaller double or good size single bedroom with radiator, rear window overlooking the garden and built-in cupboard adjoining the chimney breast with coat pegs and a store cupboard over.



### Bathroom

White suite comprising a panelled bath with two grips and lever mixer tap with shower fittings, shaped pedestal wash hand basin with ceramic-tiled splashback and high-level WC positioned in the corner of the room. Ceramic-tiled splashback extending around the bath, coved ceiling, extractor fan and radiator. Window on the rear elevation.

### Outside

The bungalow is positioned on a good size plot and has gardens extending around the front, side and rear. To the front there is a lawned garden enclosed by privet hedges with a pedestrian gate and pathway leading to the main front entrance and continuing around the side of the property. On the left side of the path there is a spacious lawn, also with hedge to the side and double gates open onto a gravel parking area. The drive is separated from the rear garden by a picket fence and screen door with pathway into the rear lawn, together with a slab-paved, L-shaped patio ideal for al fresco dining adjacent to the open field beyond the property. To the side of the rear garden is the semi-detached garage and positioned adjacent is the oil storage tank on metal support. Further outside light to the rear wing of the property and outside water tap.

### Garage

The semi-detached, brick-built garage has an up and over door, a single-glazed window, separate consumer unit and power point, together with an electric light. It is the right hand garage with right of access over the shared drive.





### **Location**

Positioned about 4 miles from the coast, North Cotes is about 10 miles from Louth market town and 10.5 miles from the centre of Grimsby. The village has a Grade II Listed church and a primary school.

### **Viewing**

Strictly by prior appointment through the selling agent.

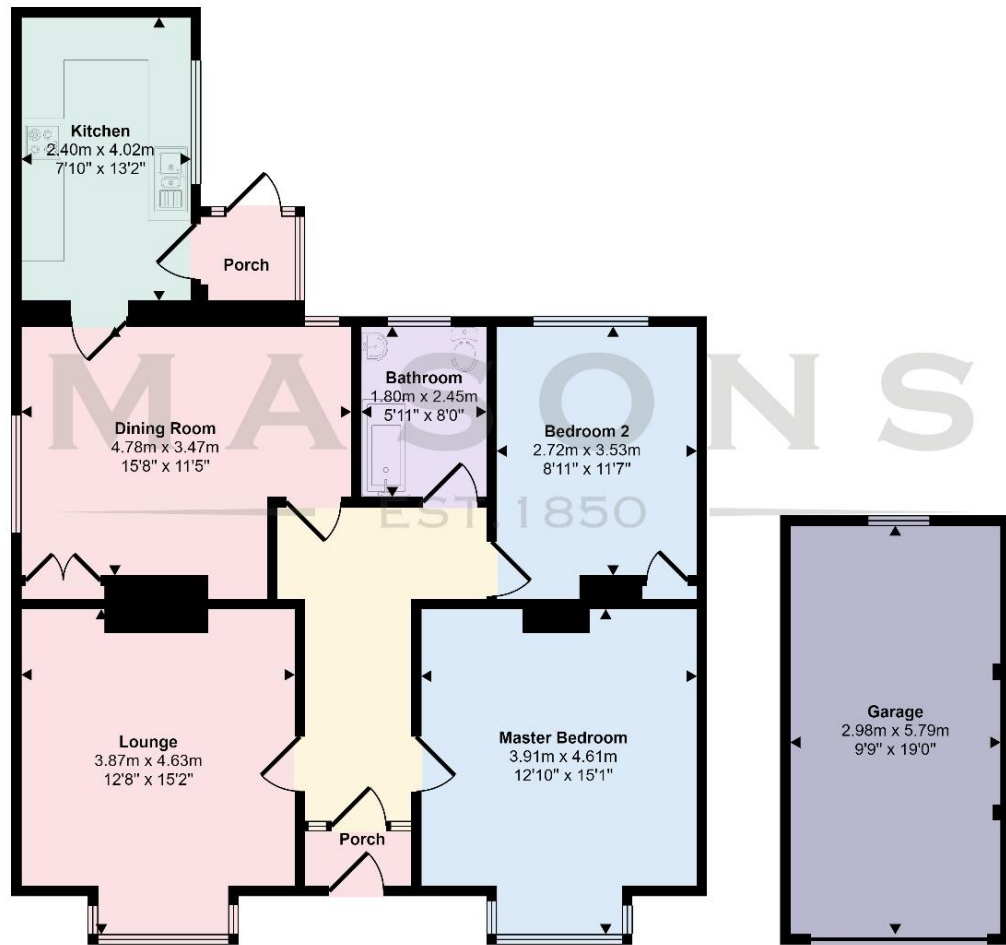
### **General Information**

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 and water whilst drainage is to a private system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



# FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area  
107 sq m / 1154 sq ft



**Floorplan**  
Approx 90 sq m / 968 sq ft

**Garage**  
Approx 17 sq m / 186 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

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