



M A S O N S
EST. 1850

MEADOW VIEW,
KEELING STREET,
NORTH SOMERCOTES

ABOUT MEADOW VIEW

A stunning, completely renovated three-bedroom bungalow positioned in the popular village of North Somercotes. The property has undergone extensive renovations and presents a superb turn-key opportunity to acquire a contemporary dwelling with the internal accommodation briefly comprising spacious hall, a brilliant kitchen living dining room to the rear, three double bedrooms, one with en suite and further family bathroom and spacious lounge to front with multi-fuel burner. The property is finished to an exceptional standard which continues externally with re-modelled and landscaped gardens having double entrance driveway to front of tarmac drive while the rear enjoys open meadow views with the southerly aspect enjoying sun throughout the day, all positioned just a short walk to local amenities.

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 and past the left turning into Churchill Road, continue for a further distance past the turning for Woolpack Meadows and after a short distance the property will be found on the right-hand side.

The Property

Believed to date back to the 1970s and has very recently undergone an entire and comprehensive renovation by the current vendor to include, but not limited to, replacement roof covering, completely refurbished interior with remodelled layout to the kitchen dining living area, creating a superb open plan space with brand new fitted high-quality kitchen, newly fitted en suite shower room, completely redecorated throughout with new floorings, wood burner, uPVC windows, doors and composite front door with matching uPVC fascias, soffits and guttering, new fencing to front garden creating a very grand entrance. The rear garden has also been completely re-landscaped and has been meticulously maintained, making for a turn-key, ready to move in property with some furnishings available by separate negotiation. The property is heated by a Worcester oil-fired central heating system which is serviced on a regular basis.

01507 350500



MOVEWITHMASONSON.CO.UK

MEADOW VIEW, KEELING STREET, NORTH SOMERCOTES, LN11 7PW

Accommodation

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

Entrance Porch

Having covered porch with brick pillar, tiled floor, courtesy light and part-glazed, navy composite door with leaded windows and matching window to side.

Entrance Hall

A welcoming and spacious hall with six-panel doors to principal rooms, oak-effect laminate flooring and attractive decoration with coving to ceiling. Archway through to extended hall area. Smoke alarm to ceiling. Large cloaks cupboard to side with coat hooks and ample space for storage of shoes, etc. having loft hatch within giving access to the roof space. Further cupboard to the opposite side, fitting with shelving and ideal for vacuum cleaner and cleaning products, etc.

Master Bedroom

A very large master bedroom suite with windows to two aspects, creating a light and airy space. Large double in size, currently with further sofa to side. Good range of bespoke fitted wardrobes with sliding doors, coving to ceiling and oak-effect laminate flooring.

En Suite Shower Room

A recently fitted suite comprising large shower cubicle with sliding glass door, Aqualisa thermostatic mixer with attractive panelling to walls all round, wash hand basin with storage drawers below and mirrored cabinet above. Low-level WC with further storage cupboard to side, frosted glass window, extractor fan to ceiling, oak-effect laminate flooring and chrome heated towel rail.





01507 350500

MOVWITHMASONSON.CO.UK



Bedroom 2 (positioned off the lounge)

A large double bedroom in size with window to front, oak-effect laminate flooring with fitted wardrobe to side with sliding doors.

Bedroom 3

A further double bedroom with large window overlooking the front, coving to ceiling and oak-effect laminate flooring.

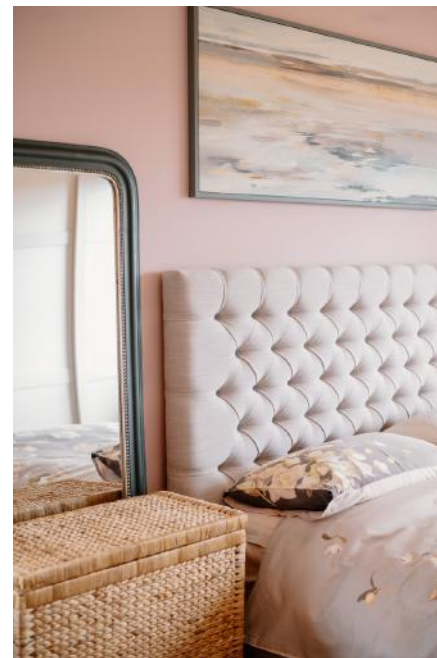
Family Bathroom

A smart, contemporary suite comprising panelled bath with thermostatic mixer and shower attachment, shower screen to side. Back to wall WC with fitted cupboards to side and worktop. Wash hand basin with further cupboards below, set atop a smart work top, illuminated mirror above and attractive marble-effect panelling to all walls with spotlights to ceiling, extractor fan to wall and tile-effect vinyl cushion flooring. Frosted glass window to rear.

Lounge

A very large reception room with very large window to front elevation, creating a light and relaxing space. Alcove with Hamlet multi-fuel burner on a slate-tiled hearth, coving to ceiling and oak-effect laminate flooring





01507 350500

MOVEWITHMASONS.CO.UK

Kitchen Living Dining Room

A superbly re-fitted and re-configured open plan room, creating a superb entertaining space with the kitchen area having smart, cream Shaker style doors with brushed stainless steel handles. Extensive array of base and wall units with pull-out deep pan drawers and bin unit. Smart marble-effect quartz work surfaces with extending breakfast bar area to side, inset one and a half bowl Franke stainless steel sink with pull out tap mixer, cut drainage grooves to side. Range of high-quality built in appliances including Neff dishwasher, Faber four-ring induction hob with built-in down draught extractor, Neff double electric eye-level oven with wi-fi controls, attractive tiling to splashbacks and space and plumbing provided for washing machine, tumble dryer and large American style fridge/freezer. Oak-effect laminate flooring throughout, rear part-glazed entrance door and large rear window over kitchen sink. Spotlights to ceiling and step down into the dining and sitting area with high-level electrics for television and continuation of spotlights to ceiling, making a superb space to relax with the southerly aspect and double-leaf sliding patio opening onto the rear patio, ideal for entertaining and summer barbecues, etc.



01507 350500

MOVEWITHMASONSON.CO.UK



Outside

Front Garden

Having superb double entrance driveway with sweeping tarmac drive, central lawn area with mature trees to front boundary, hedged and newly fenced boundaries with the driveway providing ample parking space. External lighting, power point and tap. The property is set well back from the road having secure, high-level gated access to the rear garden.

Rear Garden

Gated access down the side of the property providing useful storage for bins and being secure for pets and children. A superb, private and very spacious rear garden having a brilliant southerly aspect with open meadow views beyond, making for a delightful semi-rural aspect with the garden gently sloping away from the property, with meticulously maintained lawn and planted borders with flowering plants, bushes, shrubs and trees. Side boundaries made up of high-level fencing and well maintained hedging to the rear boundary. Adjacent the property is a smart, paved patio ideal for al fresco dining and barbecues along with the external Worcester oil-fired central heating boiler which is serviced on a regular basis. Log store to side along with external lighting around the perimeter of the property. Outside tap and power point. Oil storage tank to side behind trellis with further patio at the side of the garden, ideal for catching the evening sun. Large timber garden store to side with lights and electric provided, in good condition with double doors and window to side, ideal for garden machinery, bikes and equipment, etc. Water collection butt to rear with a couple of pear trees to the rear boundary and dug garden ideal for vegetable plot.





01507 350500

MOVEWITHMASONS.CO.UK

Viewing: Strictly by prior appointment through the selling agent.

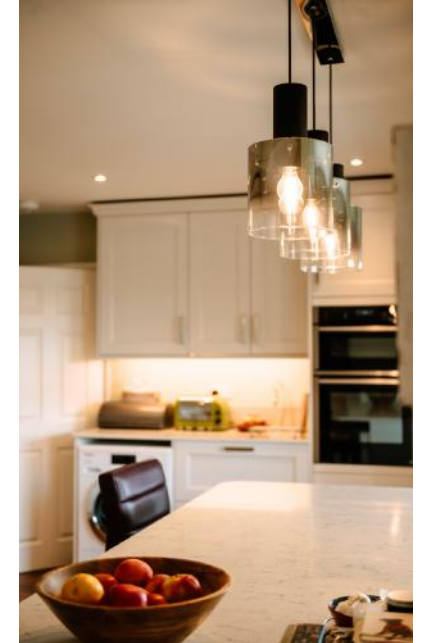
Location

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has number local shops, post office, two public houses (The Axe Cleaver and The Bay Horse), schools, take-away food shops, playing fields with pavilion, church, village hall and chapels. Louth is the main market town in the area and Grimsby is the nearest major business centre.

In addition to the sports field there is a holiday park on the east side of the village with fishing lake, tennis courts, snooker room, bars and walks through pine woodland. Louth has a modern sports complex with swimming pool and gymnasium together with a golf course, bowls and tennis academy. Grimsby also provides a wide range of recreational amenities. The coastal area has a number of nature reserves and to both north and south, there are holiday resorts with sandy beaches and the usual tourist attractions.

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.



01507 350500

MOVEWITHMASONS.CO.UK

Approx Gross Internal Area
139 sq m / 1491 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given 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 Masons Louth 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.

M A S O N S
EST. 1850

