



**M A S O N S**  
EST. 1850

KILDARY, CHURCHILL ROAD,  
NORTH SOMERCOTES

## ABOUT KILDARY

Superbly presented to a contemporary finish, this 3 bedroom detached bungalow offers spacious family accommodation together with extensive outbuildings. Kildary is positioned on a quiet residential road and yet just a few minutes' walk to amenities within the popular coastal village of North Somercotes. The bungalow comprises porch, hall, dining kitchen with high end appliances, Lounge with log burner, 3 double bedrooms and family bathroom. Externally extensive off road parking and garage while to the rear is a private low maintenance garden with brilliant summerhouse, games/hot tub room, utility and large workshop. A brilliant home ready for someone to move straight in to.

### 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 along and the property will be soon found on the right-hand side.

### The Property

Situated on a generous plot, the property is constructed of brick faced cavity walls with pitched timber roof covered in tiles. The property is heated by way of an oil fired central heating system and benefits from fully uPVC double glazed windows and doors. The bungalow also benefits from a multi-fuel burner situated in the lounge. Modernised over recent years to provide contemporary accommodation with superb outbuildings comprising summerhouse, games room and workshop with private gardens and situated on a quiet residential road.

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# KILDARY, CHURCHILL ROAD, NORTH SOMERCOTES, LN11 7QW

## Accommodation

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

## Entrance Porch

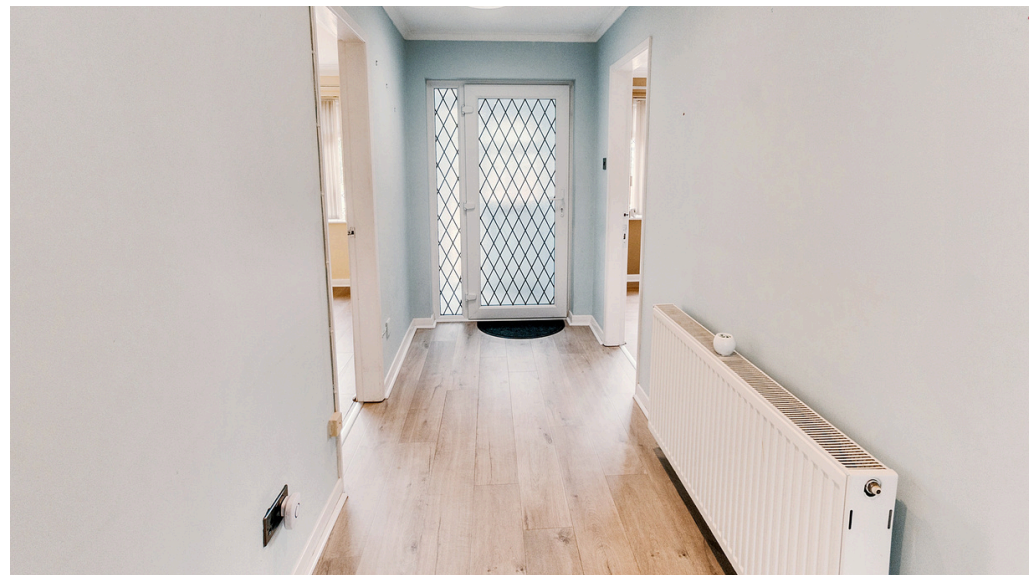
Having covered canopy to front with timber pillars, part glazed composite front entrance door with leaded windows and a window to side into porch with tile effect floor.

## Entrance Hall

Glazed uPVC front door and window to side into the spacious and welcoming hallway having six panel timber doors to principal rooms, sun tunnel to ceiling and spotlights with loft hatch to roof space, large built-in cupboard to side housing the pressurised hot water cylinder with shelving provided for laundry.

## Lounge

A spacious reception room attractively decorated with large window to front, oak effect laminate flooring and fireplace to one end with attractive surround and tiled hearth with inset multi-fuel burner creating a warm and cosy space to relax.





### **Kitchen Diner**

A smart contemporary fitted kitchen comprising base and wall units with gloss cream cupboards with slimline stone work surfaces with matching upstands, 1 1/2 bowl black resin inset sink and a black mono-mixer tap with instant hot water boiling tap. Kitchen has a good range of deep pan drawers and pull-out storage units, together with a good range of built-in appliances including tall larder fridge, Bosch single electric oven, Bosch microwave, Bosch four ring induction hob with extractor fan above, Bosch full sized dish washer and an integrated Beko full size washing machine, tile effect vinyl cushion flooring and neutrally decorated with vertical column radiator to side, ample space for dining table with window and part glazed uPVC door into rear garden.

### **Family Bathroom**

Four piece suite comprising a large corner shower cubicle with sliding glass doors opaque glass panelling within with thermostatic mixer having rainfall head and hand held attachments, low level WC, wash hand basin with storage cupboards below and a panelled bath to side, attractive tiling to all wet areas with smart mosaic central pattern, white heated towel rail, mirrored cabinet and having spotlights and extractor to ceiling. To the side is a large frosted glass window with fitted venetian blind.



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### **Bedroom 1**

A large master bedroom, being a generous double in size with large window to front, attractively decorated and having oak effect laminate flooring, electric consumer unit to wall and a range of built-in wardrobes to side with shelving within and having opaque glazed sliding doors.

### **Bedroom 2**

Positioned to the rear with window, further generous double in size with oak effect laminate flooring and having high level electrics for wall mounted television.

### **Bedroom 3**

Third and final double bedroom positioned to rear with window overlooking garden, freshly decorated in white and having oak effect laminate flooring.





### **Attached Garage**

Positioned to the side with remote roller door to front, light and electric provided with fitted cupboards and shelves, workbench area to side with space for a tumble dryer, together with the Potterton oil fired central heating boiler, window to rear and pedestrian uPVC part glazed door into rear garden. The garage itself had a replacement roof fitted around eight years ago.

### **Summerhouse**

Positioned to the side of the garden being a brilliant addition to the property with uPVC sliding front entrance doors into the insulated and cosy space which could be used for a variety of purposes including summerhouse, homeworking space or playroom, having plastered walls, electric and lighting and oak effect laminate flooring.

### **Games Room**

Adjoining the summerhouse and being perfect for a variety of purposes including games room, outdoor barbeque dining area, hot tub area etc., with timber framed roof and polycarbonate roof panels, painted plastered walls with lights and electric with tiled floor, sliding uPVC door to side into:

### **Utility Area**

With oak effect laminate floor, lights and electric and making an ideal storage space with door into a cloaks/WC having low level WC with wash basin to side, electric panel heater.

### **Workshop**

Having double timber entrance doors to front and further glazed door to rear into the utility area, very spacious workshop with pitched roof, windows to side, lights and electric provided, built-in cupboards and shelves along with a workbench area and would also make a garage, if required.





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### Front Garden

Accessed via a smart stainless steel sliding gate and pedestrian side gate into the block paved driveway leading to the garage with path down the side and gated access into rear garden. To the side is an extensive gravelled parking area for multiple vehicles with boundaries made up of smart front brick wall with railings and hedges and fencing to side boundaries. Further gated access into rear garden. To the side are solid steel gates giving access to the workshop with a useful bin storage area.

### Rear Garden

Delightfully spacious rear garden which captures the sun for the majority of the day, laid to smart low maintenance stone patio with gravelled borders and wood effect tiling to either side, return access into the garage. Fenced enclosure housing the oil storage tank, which was installed around six years ago, perimeter is made up of high level fencing with attractive climbing plants and mature bushes to perimeter with a delightfully positioned pond to centre of the garden with stone surround, outside lighting and tap provided with further access into the summerhouse and workshop with concrete path down the side leading onto the front.





**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 south 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 C.

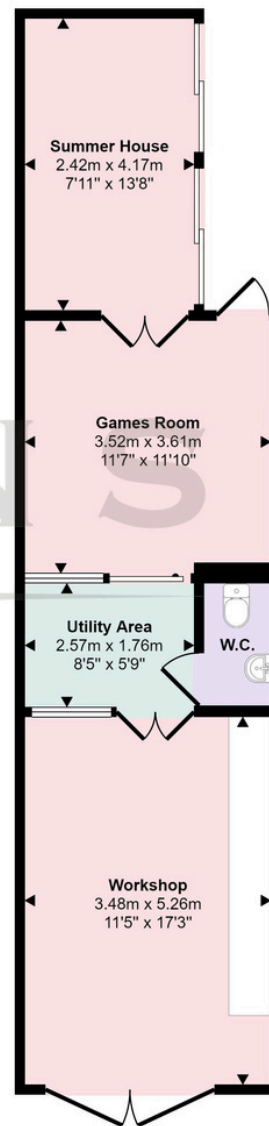


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Ground Floor  
Approx 107 sq m / 1149 sq ft



Outbuilding  
Approx 49 sq m / 523 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		100 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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