

MALORY HOUSE
NORTH SOMERCOTES

M A S O N S
EST. 1850

ABOUT MALORY HOUSE

A smartly presented, four-bedroom family home well positioned in this popular coastal village just a short distance to amenities, shops and pubs. This modern family home is deceptively spacious and briefly comprises welcoming hall, lounge, study, open plan kitchen diner to rear, opening to a superb vaulted sun room with utility and WC to side. To the first floor, off the landing are four large double bedrooms, together with family bathroom. The property sits well back from the road and enjoys ample parking to front with detached garage to the rear garden, having a superb southerly aspect with open farmland views beyond. Summer house to side and a superb timber-framed gazebo with hot tub.

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

Malory House is an individually designed family home, built in 2008 to a high standard and has brick-faced cavity walls with pitched timber roof covered in tiles, complementary detached garage to side and situated on a large plot, standing well back from the road and enjoying brilliant views across open countryside with unobscured views from the south facing garden. The property benefits from uPVC double-glazed doors and windows and is heated by way of a modern Worcester oil-fired central heating system. The property has an excellent family layout with modern day living in mind and the garden benefits from additions including the gazebo and summer house, making for versatile options. The property also has a CCTV system.





MALORY HOUSE, KEELING STREET, NORTH SOMERCOTES, LN1 1 7QU

Accommodation

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

Entrance Hall

Covered porch to front with lighting within. Part-glazed uPVC door into spacious hallway, staircase leading to first floor with carpeted tread, timber banister and spindles, carpeted floor throughout and six-panel doors to principal rooms. Useful understairs storage cupboard to side.

Lounge

Positioned to front with large walk-in bay window overlooking front garden. Carpeted floor, neutrally decorated and an open fireplace to side with tiled hearth, brick backing and timber mantelpiece.

Study

Also to the front with window, carpeted floor, electric consumer unit and making a versatile room for many uses.





Kitchen Diner

Superb open plan room, very spacious in size spanning the full width of the property and housing a good range of base and wall units finished in ivory colour with brass handles. Marble-effect laminate work surfaces with one and a half bowl, stainless steel sink, attractive tiling to splashbacks, space and plumbing for electric cooker and slimline dishwasher, extractor hood above. Wood-effect Karndean floor and extending into a spacious dining area and opening into:

Sun Room

A superb feature of the property overlooking the rear garden and views with vaulted ceiling, windows to side and patio doors to rear. Wood-effect floor and neutrally decorated with the space flowing well from the dining area, making for an excellent entertainment space.





Utility

With uPVC door to side from the driveway. Range of base and wall units with single bowl sink and laminated work surfaces. Space and plumbing provided for washing machine and to one corner is the Worcester oil-fired central heating boiler. Wood-effect Karndean floor and extractor fan to wall. Door into:

Cloaks/WC

With low-level WC, wash hand basin, tiled splashback, wood-effect floor and frosted glass window to side.



First Floor Landing

A spacious galleried landing with carpeted floor, loft hatch to roof space and six-panel doors to bedrooms and bathroom with a useful, very large airing cupboard to side housing the hot water cylinder and having shelving provided for laundry.

Master Bedroom

A very large double bedroom with carpeted floor and twin windows overlooking the rear with the room large enough to accommodate en suite facilities if the purchaser wished to add them.

Bedroom 2

A further large double bedroom to the front with carpeted floor, window overlooking the driveway.



Bedroom 3

Positioned to the rear, a further large double in size with window overlooking the garden, carpeted floor and neutral decoration.

Bedroom 4

A final generous double bedroom positioned to front with two windows and carpeted floor.

Family Bathroom

Large, four-piece suite consisting of low-level WC, wash hand basin, panelled bath with hand shower attachment, large shower cubicle with curved glass and Mira thermostatic shower unit with stone-effect panelling to wet areas and tiling to half-height walls and above bath. Frosted glass window to side, extractor fan to ceiling and with wood-effect vinyl cushion flooring.





Front Garden

Accessed via an extensive gravel driveway providing parking for multiple vehicles, having brick boundary front wall and fencing to side. Extensive range of mature plants, shrubs and bushes to borders with lawn area to one side and also housing the enclosed oil storage tank. Outside tap. Concrete path to front door with exterior lighting. Gravel drive extending down the side of the house through a picket fence and gated access into:

Rear Garden

Extension of gravel drive giving access to the single detached garage with bin storage area and fencing with gated access into the main garden. The rear garden is laid predominantly to well-kept lawn and enjoys a superb southerly aspect with open farmland views across the fields beyond, making for a very semi-rural aspect and a peaceful space to relax of a summer's evening. Post and wire fencing to rear garden, mature hedging to sides. Towards the rear of the garden is a timber summerhouse with electricity and water connection provided within, ideal for a variety of purposes.

Concrete path extending around the perimeter of the property with further exterior lighting and storage down the adjacent side. To the left-hand side is a superb timber-framed gazebo with pitched timber roof covered in felt tiles, making a superb enclosed area with composite decking within and also includes the fully plumbed in hot tub which is included in the sale, making a superb entertainment space with room to the far end for further table and chairs and/or bar if required. (Current bar not included). Electrics provided within this outbuilding with electrical outlets.



Garage

Single detached, brick-built garage with pitched timber roof covered in tiles, of complementary design to the main dwelling with up and over door to front, side pedestrian door and window to side. Concreted floor, light and power provided and also having water supply to rear.

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.





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 E.



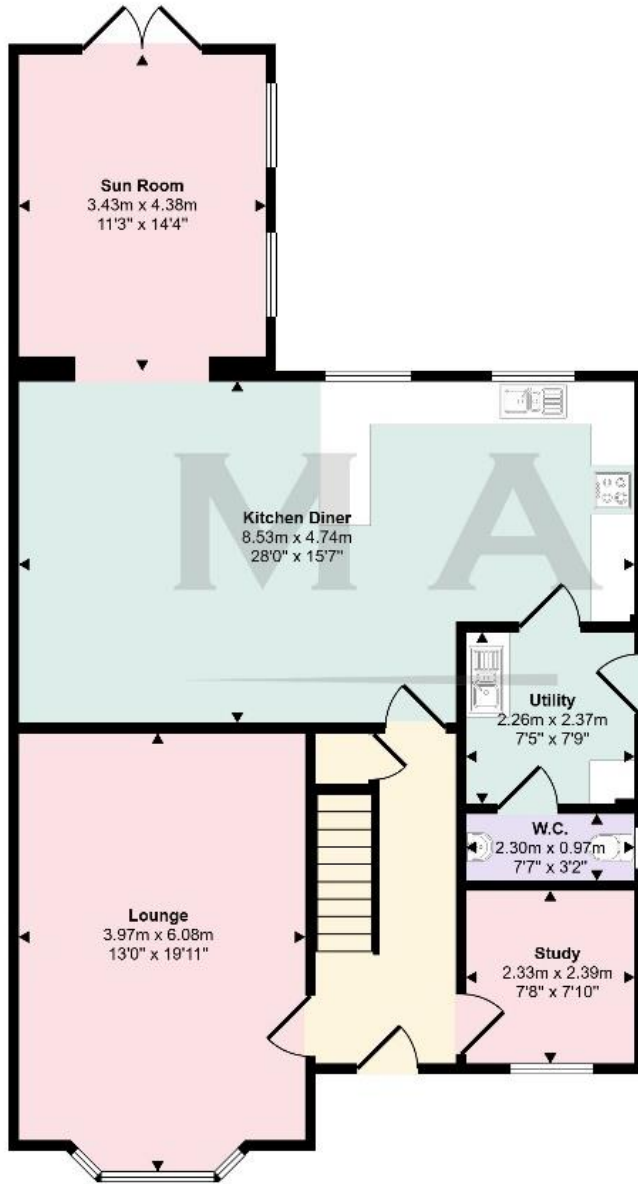


FLOORPLANS AND EPC GRAPH

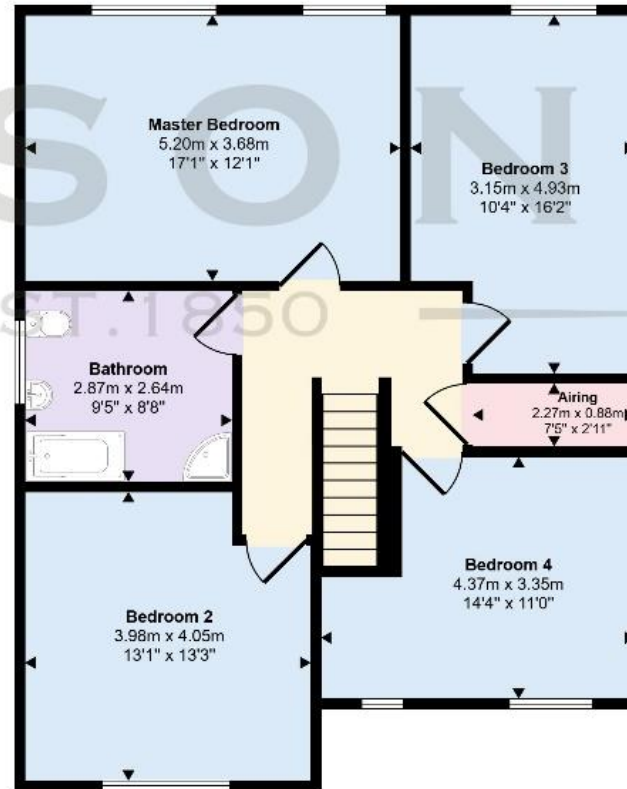
Approx Gross Internal Area
206 sq m / 2222 sq ft



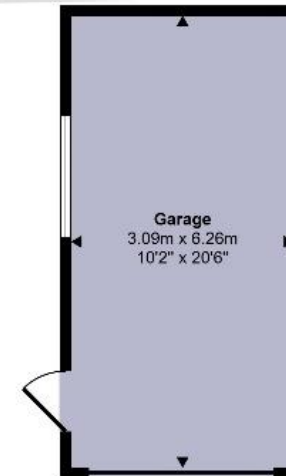
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 102 sq m / 1095 sq ft



First Floor
Approx 85 sq m / 918 sq ft



Garage
Approx 19 sq m / 209 sq ft

MASONS
EST. 1850

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Important Notice
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(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, 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.

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 380.