

26 Woolpack Meadows  
North Somercotes LN11 7QG

**M A S O N S**

EST. 1850





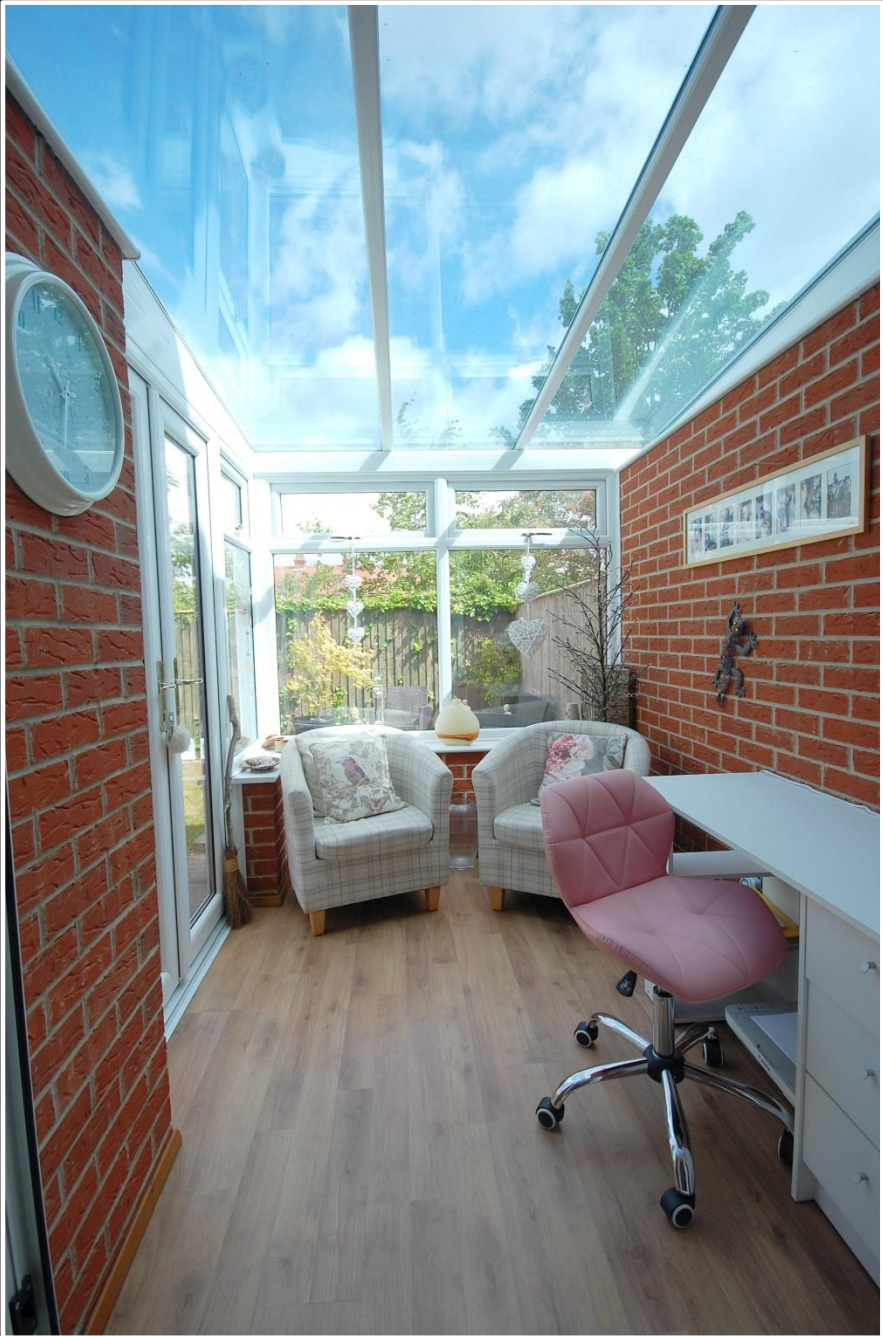
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**A smart and extremely well-presented, semi-detached, family house with well-designed 3-bedroom accommodation enjoying a contemporary feel. The property has an oil central heating system, uPVC double-glazed windows and external doors, conservatory extension, attractive gardens and a block paved driveway/parking area giving access to a semi-detached garage.**

### **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, go past the left turning into Churchill Road and then look for the left turning into Woolpack Meadows. Follow the road, bear right onto the block-paved roadway which then bears around to the left and continue until number 26 is found on the left side.

### **The Property**

We understand that this semi-detached family house was constructed in 2006 and the property has brick-faced cavity walls beneath a pitched and hipped timber roof structure which is covered in concrete tiles.

The accommodation is well designed and has a new external oil-fired central heating boiler with warranty, uPVC double glazed windows of cottage style, a security alarm system, white six-panel interior doors and a semi-detached garage of brick and block construction beneath a pitched tiled roof.

There are telephone points in the main bedroom and lounge and in addition to the standard TV aerial there is a Sky satellite dish with wiring to the lounge.

### **The Accommodation**

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

### **Ground Floor**

#### **Tiled Canopy Porch**

with painted pillar on brick base wall and outside lantern; Tiled roof extending across from the bay window with uPVC panelled ceiling. Part glazed (double glazed) front door to the:

#### **Entrance Hall**

Feature staircase with white spindle balustrade and side window adjacent; useful understairs storage cupboard which also houses the electricity consumer unit with MCBs. White moulded dado rail. Please note the hall floor is currently in the process of being renewed.

Cloakroom/WC off with white suite comprising low level, dual flush WC and bracket wash hand basin. Ceramic tile floor, radiator, extractor fan and side window.

#### **Lounge**

With an attractive square, walk-in bay window at the front, Karndean oak finish flooring laid in diagonal strips with a border

around the room, coved ceiling and smoke alarm. Contemporary electric fire with mirror finish surround and floating shelf under. Radiator.

### **Dining Kitchen**

A modern room with a good feeling of space and fitted with a range of units having beech-effect facings and comprising base cupboards, four-drawer unit, roll edge granite-effect work surfaces with ceramic tiled splash backs and wall cupboard units.

Stainless-steel single drainer sink unit with mixer tap, integrated, faced fridge freezer, built in ceramic hob with electric oven having grill and stainless-steel finish cooker hood above incorporating down lighters.

Twin recess with plumbing for washing machine and for dishwasher. Please note the kitchen floor is currently in the process of being renewed. Rear window and inward-opening double-glazed French doors to the:

### **Conservatory**

We are advised that this was completed in November 2011 and is of uPVC construction with double glazed windows including three

top opening sections, double glazed French doors on the side elevation, brick base walls and a glazed roof. Oak-strip effect floor covering.

### **First Floor**

#### **Good sized Landing**

With white, six panel doors leading off to the bedrooms, bathroom and to a useful built-in linen cupboard with slatted shelving. Moulded dado rail, white painted balustrade to the stairwell, smoke alarm and window on the side elevation.

#### **Bedroom 1**

A double bedroom at the front of the property with radiator and front window. Long range of built-in wardrobes with sliding mirror doors, clothes rails, shelving and storage compartments.

#### **Bedroom 2**

A further double bedroom at the rear of the property with radiator and rear window.

Fitted range of built-in wardrobes with sliding doors in white and centre sliding mirror door. Clothes rails, shelving and compartments.

### **Bedroom 3**

A single bedroom at the front of the house with radiator, front window and trap access into the roof void. Within this room there is a TV booster unit and cable for the standard aerial with connections also available in the other two bedrooms.

### **Bathroom**

White suite comprising panelled bath with two grips, low level dual flush WC and pedestal wash hand basin; glazed and ceramic tiled shower cubicle with shower mixer unit. Ceramic tiled floor, part ceramic tiled walls with travertine mosaic tiled border, extractor fan, radiator and rear window with tiled sill.

### **Outside**

A block paved driveway provides useful parking space and gives access to a **Semi-**

**detached Garage** of brick and block construction with power points, strip light and an up and over door.

### **Gardens**

At the front of the house is an attractive gravelled forecourt with capped walls finished in red and blue brickwork and a slab-paved pathway leading through gravel beds to the main entrance. Opposite the front door is a raised bed constructed in timber with wall trelliswork for climbing plants above.

There is an outside light to the porch and beyond the entrance, a screen fence with doorway opens onto the side passageway of generous width providing space for storage of wheelie bins and which is finished in gravel with a slab-paved pathway. There is an external electricity meter cabinet here together with the oil storage tank.

The main garden area is at the rear and is laid to lawn with slab-paved pathways and a timber decked, sheltered seating area

adjacent to the conservatory with spotlights/leds built -into the decking. Outside water tap, rear outside light and a superb recently built corner timber summer house with painted finish. The garden is enclosed by timber fencing.

**Viewing:** Strictly by prior appointment via the selling agent.

### **Location**

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses (The Axe and 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.

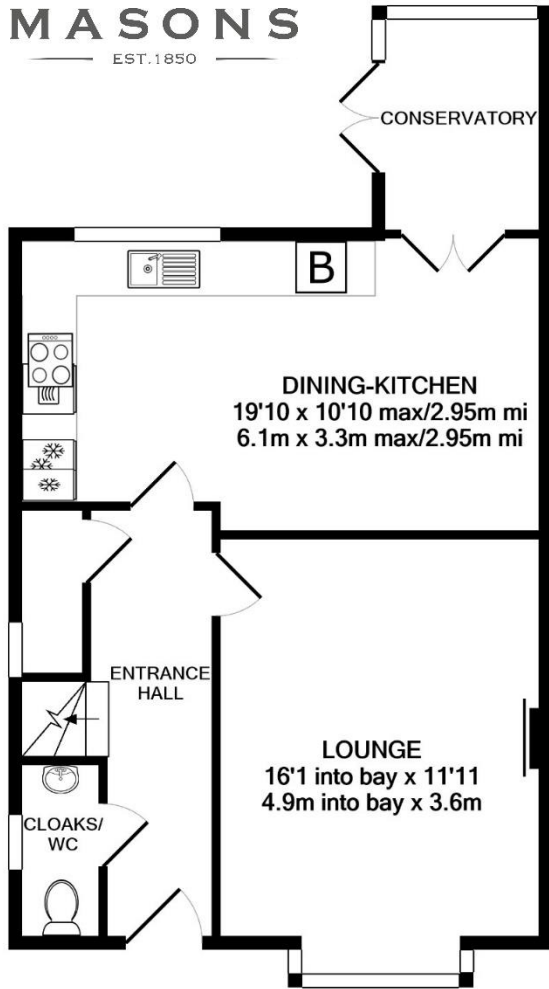
### **Recreation**

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.

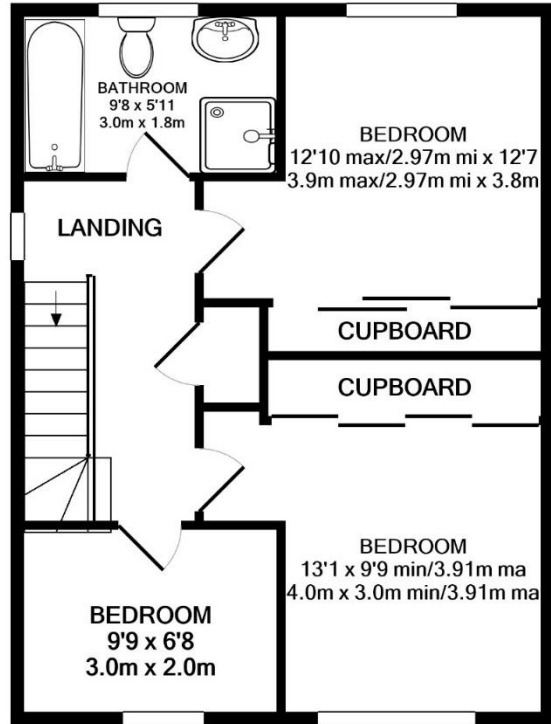
### **Important Information**

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 the accuracy of 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 on sale. We are advised that the property is connected to mains water, electricity and drainage but no utility searches have been carried out at this stage. Oil fired central heating system. The property is in Council Tax band B.

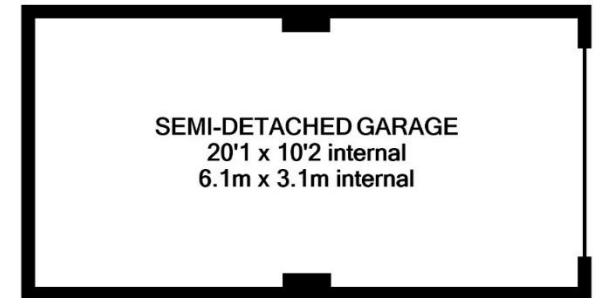
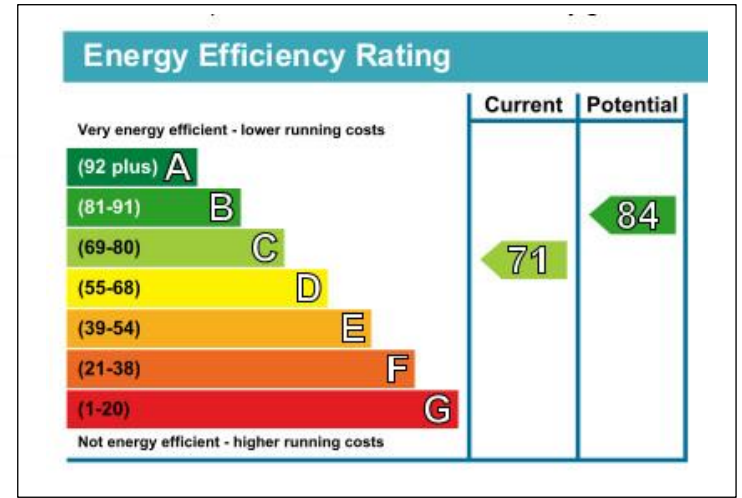


GROUND FLOOR  
APPROX. FLOOR  
AREA 544 SQ.FT.  
(50.5 SQ.M.)

**Floor Plans and EPC Graphs**  
NB  
A PDF of the full EPC can be emailed on request



1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.4 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 202 SQ.FT.  
(18.7 SQ.M.)

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