



3.73 Acres Tempus Fugit, Keeling Street

North Somercotes | Louth | LN11 7PR

£500,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

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A Well Proportioned Detached Bungalow with a Paddock and Total Plot of 3.73 Acres. Set at the heart of North Somercotes the village name deriving itself from "North Summer Grazing Area". It is almost midway in a triangle between Mablethorpe, Cleethorpes and Louth, the latter being the nearest with a good range of shopping and leisure services and just over 10 miles distance. There are also good local shops including a Co-Op Food Store, Primary School, Pubs and other shops and services. The North Sea Coast is within easy reach, along with beautiful marsh lands which provide an abundance of walks for nature lovers, Donna Nook is nearby too, which is well known locally for its Grey Seal population where they visit between November and December to give birth to their pups, just beyond the dunes. Planning Permission Granted for Eight x Lodges and Two x Statics. The bungalow has uPVC double glazing, and is warmed by oil fired radiator heating, and for cozy Autumn and Winter nights in there is a open fire in the Sitting Room. The current owners have this bungalow presented in very good order throughout and have recently re-fitted the Kitchen and Bathroom. In brief the accommodation comprises: Entrance Vestibule, Reception Hall, Sitting Room, good sized, separate Living Room, Re-Fitted Kitchen/Breakfast Room, Rear Hall, Cloakroom and Utility Room. There are Three Double Bedrooms, and a Re-Fitted Bathroom. Outside there are Lovely Gardens surrounding, Parking for several cars and a detached Double Garage. The Paddock has Two Wooden Stables plus a Brick Stable and Tack Room.



- Well Proportioned Bungalow
- Paddock & Gardens of 3.73 Acres
- Planning for Lodges & Statics
- Re-Fitted Kitchen & Bathroom
- Two Reception Rooms
- Three Double Bedrooms
- Large Formal Garden
- Double Garage & Parking

Entrance Vestibule

Approached via oak front door with two obscure glazed inserts with leaded features. Coving. Double opening oak doors with multi pane glazed inserts to:-



Reception Hall

Coving. Radiator. Oak doors off.

Sitting Room

14'1 x 12'2 plus bay (4.29m x 3.71m plus bay)

Bay window to front. Additional window to the side. Open fire with granite hearth and wooden mantel. Coving. Double radiator.

Living Room

21'11 x 12'2 (6.68m x 3.71m)

Two windows to the side. One double and one single radiator. uPVC double glazed, double doors to rear garden with matching side screens.

Re-Fitted Kitchen/Breakfast Room

18'5 x 11'3 (5.61m x 3.43m)

Comprehensive range of taupe coloured modern wall and base units with brushed steel handles. Wood effect work-surface and splashbacks having inset one and a half bowl single drainer sink top. Built-in double electric oven, halogen hob and concealed extractor hood. Window to rear. Double radiator. Oak door to Rear Hall.



Rear Hall

Sage coloured 'metro' style tiling to dado height. Coving. Half uPVC double glazed door to rear garden. Oak doors off.

Cloakroom

White suite of Low Level W.C. Trough sink in vanity with cupboard under. Matching sage coloured 'metro' tiling to dado height. Window to rear.

Utility Room

8'0 x 7'11 (2.44m x 2.41m)

Beech effect wall and base units with brushed steel handles. Roll top granite effect work-surfaces with inset stainless steel sink. Oil fired boiler. Hot water tank. White 'metro' style tiling on one wall with sage coloured border tile. Chrome heated towel rail. Window to rear.





Bedroom One

14'1 x 12'2 plus bay (4.29m x 3.71m plus bay)
Bay window to the front, additional window to the side.
Coving. Double radiator.

Bedroom Two

13'2 x 10'8 (4.01m x 3.25m)
Radiator. Fitted wardrobe. Window to front.

Bedroom Three

8'11 x 12'2 (2.72m x 3.71m)
Window to side. Radiator. Coving.

Re-Fitted Bathroom

White modern suite of double ended bath having central mixer tap. Double shower enclosure with glass screen. Pedestal wash basin. Low Level W.C. Slate effect tiling to three walls and half height on the remaining wall. Teak style flooring. Window to side. Coving. Radiator.

Front Garden

Approached via five bar ranch gate. Lawn. Flower/herbaceous borders and mature shrubs and trees. Driveway providing parking for several cars and giving access to the turning bay and additional parking area plus access to the Double Garage.

Double Garage

17'2 x 16'2 (5.23m x 4.93m)
Up and over door. Light and electric supply.

Side Garden Area

Mostly laid to lawn.

Rear Garden

Block paved patio area. Expanse of lawn. Flower and herbaceous borders. Pond. Vegetable plot. Fruit trees. Five bar pedestrian gate and ranch fencing with Paddock beyond.

Additional Brick Garage

17'8 x 8'9 (5.38m x 2.67m)
Double opening, folding doors. Light and Electric.

Adjoining Brick Store

7'9 x 9'10 (2.36m x 3.00m)

Window to side. Light and electric.

Workshop

9'9 x 15'6 (2.97m x 4.72m)

Light and electric.

Paddock

Gated access to South Road for 'Riding Out' plus vehicle and pedestrian access.

Wood Stable One

11'9 x 11'3 (3.58m x 3.43m)

Wood Stable Two

11'9 x 11'3 (3.58m x 3.43m)

Light. There is a nearby cold water tap which is run from the main property via pipework.

Brick Stable

10'1 x 12'2 (3.07m x 3.71m)

Light.

Tack Room

10'2 x 12'9 (3.10m x 3.89m)

Outside light.

Additional Information

Tenure: Freehold

Council Tax Band C - East Lindsey District Council

Services: Mains Water, Drainage and Electricity - Oil Fired

Heating to radiators.

EPC Rating Band : D







Total area: approx. 143.2 sq. metres

Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleston(info@epcforproperty.net)
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.