



Meadow View
North Somercotes LN11 7LJ

M A S O N S
SALES & LETTINGS

A spacious, detached, four-bedroom family house seated in attractive mature, well-stocked gardens of excellent size. The very well-proportioned rooms provide a floor area of 2592 sq. ft. to include two integral garages, a superb re-fitted kitchen and an impressive master bedroom suite.

Directions

Entering North Somercotes from the north on the A1031 coast road, proceed to the crossroads by the Axe and Cleaver public house and turn left along Jubilee Road. Continue along the straight road to the eventual right bend and turn left here along Bank End. Carry on until Meadow View is found on the right side.

The Property

We are advised that the house dates back to 1995 and is of traditional insulated brick-faced, cavity wall construction beneath a pitched concrete-tiled roof, whilst the window and external doors are uPVC double-glazed units with white frames. Heating is by an oil-fired central heating system with a Grant combination boiler positioned in the utility area of the

integral garages. There is also an LPG flame-effect fire fitted to the lounge fireplace.

The original utility room has been reconfigured as a breakfast room with French doors to the main garden. The two integral garages provide the potential to create an annexe within the house, subject to obtaining any necessary consent.

Accommodation

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

Ground Floor

Wide tiled **Canopy Porch** on brick pillars extending across the bay window of the lounge and having a white uPVC panelled ceiling with spotlights, slab-paved flooring and a dark blue woodgrain-effect front door with decorative window panes and glazed side panel to the:

Reception Hall

A spacious entrance area with laminated wood strip-effect flooring, coved ceiling with LED spotlights, radiator case and staircase with spindle balustrade leading to above via a quarter landing with front window adjacent. Six-panel doors lead off.

Cloakroom/WC

Re-fitted with a contemporary suite of Corian moulded oval vanity wash hand basin with high-gloss cream cupboard beneath and low-level WC with concealed cistern within a vanitory unit topped in Corian. Travertine tiled splashback, ceramic tiled floor, LED mirror and coved ceiling with LED spotlights.

Dining-Lounge

A large through room with a wide walk-in bay window on the front elevation and French doors onto the rear patio and garden. Coved ceiling with two light points, picture rail and polished composite marble fireplace with inset LPG fire. One of the two radiators is set in a decorative case.





Study

A spacious second reception room currently used and fitted as a study, but which would readily make a dining room if preferred. Attractive range of built-in furniture by Four Woods of Louth comprising full-height book cases on each side of a projecting base cupboard with drawers and display shelves over. Coved ceiling with light point and three LED spotlights. Views from the rear window across the main garden.

Fitted Breakfast Kitchen

A really impressive room with an extensive range of contemporary units finished in gloss cream with long metal handles and comprising base and wall units with curved corner cabinets, composite moulded work surfaces in quartz style with a moulded inset one and a half bowl sink unit and drainer, together with travertine mosaic-tiled splashbacks.

Centre island unit with curved breakfast bar, Britannia stainless steel dual-fuel range cooker with twin electric ovens incorporating grill, storage under and a wide stainless-steel canopy hood with lighting over. Stainless steel microwave oven in vented frame, integrated fridge and freezer, together with an integrated Miele dishwasher. Pendant light point, LED ceiling spotlights and pelmet lighting over the work surfaces. Ceramic tiled floor, coved ceiling and window above the sink, overlooking the main garden. Walk-through opening to the:

Breakfast Room

With ceramic-tiled floor extending through from the kitchen, cat flap, coved ceiling and wide double-glazed French doors onto the rear patio and garden.



Connecting fire door to the integral garages and utility area.

First Floor

Landing

An unusual shaped room with angled doorways to two of the bedrooms and the family bathroom. Spindle balustrade to the stairwell, ceiling spotlights, radiator case and smoke alarm. Trap access with drop-down ladder to the roof void.

Master Bedroom Suite comprising: **Master Bedroom**, a spacious double bedroom with window enjoying views across the rear garden. Radiator cases, coved ceiling with four LED spotlights and centre light. Ventilation fan and door to recessed linen cupboard. Framed walk-through opening with fluted moulding to the **Ensuite Dressing Room** with quality built-in furniture by Four Woods of Louth comprising a stepped full-length range of wardrobes with hanging rails and shelving to the centre unit. Radiator case and coved ceiling. **Ensuite Bathroom**, exceptionally spacious and fitted with a white suite comprising a panelled double-ended bath with retractable shower handset and inset taps, a wide vanity unit with base cupboard, concealed cistern for the low-level WC, bidet and inset wash hand basin. Glazed Aqata shower cubicle with

mermaid boarding at the rear and Aqualisa mixer tap with remote button outside the cubicle on the wall adjacent. Two built-in storage cupboards with shelved recess adjacent, ceramic-tiled floor, part-sloping ceiling and trap access to the upper roof void. LED spotlights, shaver socket and extractor fan. Door to a spacious and useful under-eaves store cupboard.

Three Further Bedrooms,

two of which are spacious double rooms whilst the third room is a smaller double or good size single bedroom. The second bedroom has a range of built-in furniture finished in beech, comprising single and double wardrobe with a dressing table adjacent, having drawers beneath. Each of these bedrooms

has a ventilation fan and spotlights. Bedrooms 2 and 3 have radiator cases and coved ceilings whilst bedroom 4 has a picture rail.

Family Bathroom

A second, very-large bathroom with a split-level floor and a white suite comprising panelled bath, pedestal wash hand basin, bidet and low-level, dual-flush WC. Mosaic-tiled splashbacks with scroll tile borders. Glazed and mermaid-boarded wide shower cubicle with spotlight/extractor fan over and tall unit adjacent with wall shelves. LED ceiling spotlights, white ladder-style radiator/towel rail and vanity unit over the wash basin with inset spotlights, glass shelves and mirror cabinet.



Garages: The two integral garages are each fitted with insulated, remote-controlled motorised roller-doors, diffused strip lights and power points. There is a range of cupboard units to the rear of each garage, one fitted out as a **Utility Area** with a stainless-steel sink unit, work surface, water softener and plumbing for washing machine. Grant oil fired combination boiler. The garages provide potential for conversion into a self-contained annexe if required subject to obtaining any necessary consents.

Outside

The house stands back from Bank End behind a sweeping gravelled driveway which forms a large parking and turning area with access through double 5-bar gates set into beech hedges. The drive is bordered by front gardens laid to lawn with ornamental trees, side fencing, shrubbery beds and pathways leading through heavy oak screen doors around each side of the house.

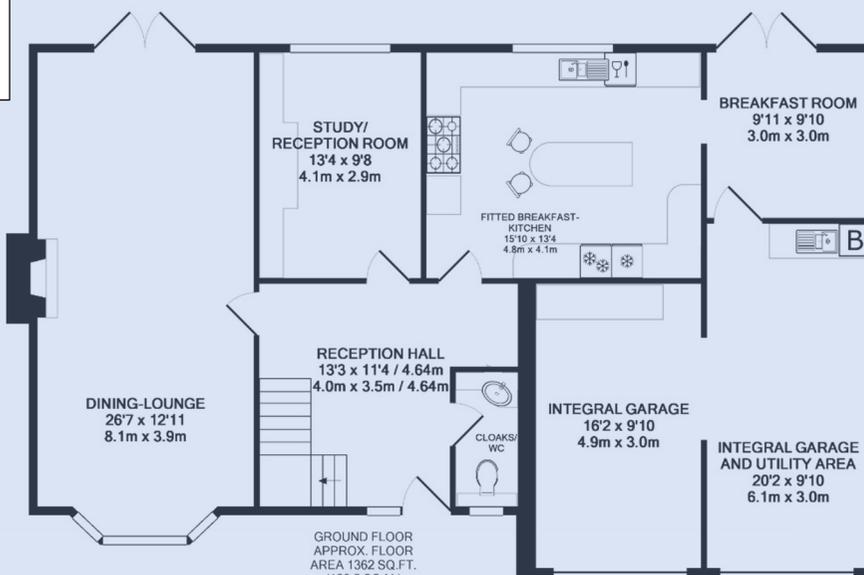
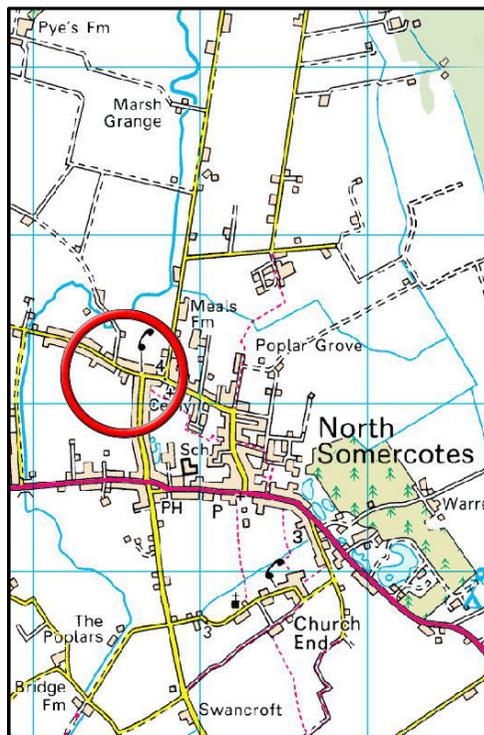
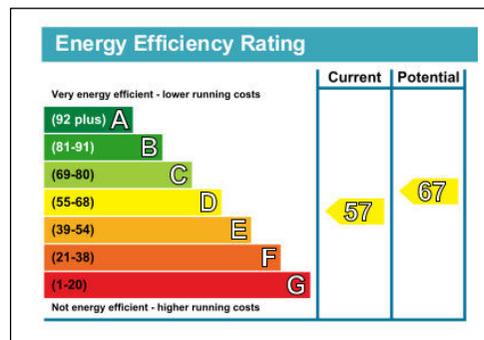
The rear garden is particularly impressive with a large main lawn beyond a full-width patio with a long block-lined slab-pathway leading down to a timber **Summer House** with canopy over a front veranda and lighting. Adjacent is a feature pond and rockery. The garden is interspersed with ornamental trees and lined with mature flower and shrubbery beds. On one side, the oil storage tank is screened by trellis and fencing. There are outside lights to front sides and rear including stainless steel pillars in the garden, external power points, outside front and rear water taps, a brick-built barbecue with chimney and security CCTV cameras to front and rear.

Location

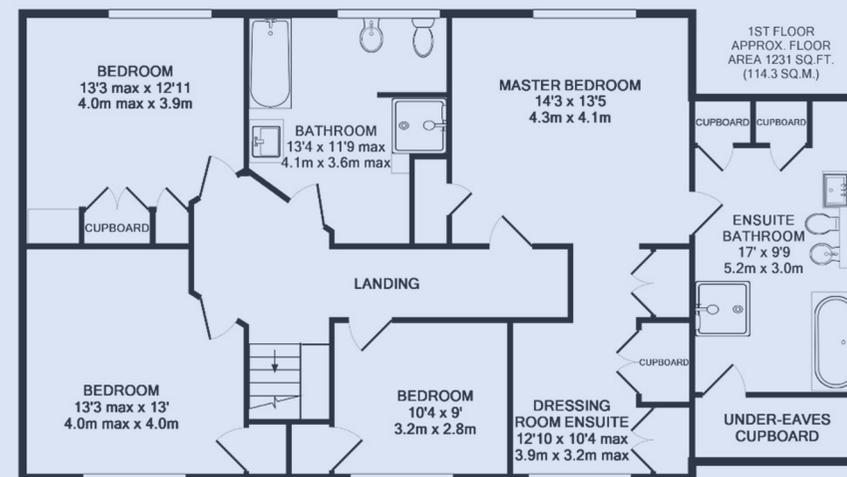
North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses, schools, take-away food shops, butchers, restaurant, playing fields with pavilion and bowls club, church and village hall. There are some pleasant walks nearby whilst the beach and coastal pathways are less than 1.5 miles away. 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 market town is approximately 10 miles.

Floorplans, EPC Graph & Location Map

A PDF copy of the full Energy Performance Certificate can be emailed on request



TOTAL APPROX. FLOOR AREA 2592 SQ.FT. (240.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing: Strictly by appointment through the Sole Selling Agent.

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. It is understood that the property has mains water, electricity and drainage though no utility searches have been carried out to confirm at this stage. Heating is by an oil central heating system and there is an LPG fire to the lounge fireplace. The property is in Council Tax band E.



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Important Notice

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