



Little Foxes, North Somercotes LN11 7QB

- A very smart, detached bungalow – hugely improved in 2015
- Superb re-fitted dining-kitchen with two-way stove to lounge
- Master bedroom with newly-formed ensuite shower room
- Refitted bathroom in white with squareline P-shaped bath
- uPVC double-glazed windows and fascias
- Plantation shutters to a number of windows
- Oil central heating system – boiler renewed in 2015
- Forecourt parking and driveway to detached garage
- Front garden and good size rear garden with open aspect



M A S O N S
SALES & LETTINGS

Little Foxes, School Lane, North Somercotes, LN11 7QB

Directions

Entering North Somercotes from the north on the A1031 road, proceed past the Axe and Cleaver public house on the right and through the centre of the village. Turn right just before the village primary school into School Lane. After a short distance, Little Foxes can be found on the right.

The Property

Believed to date back to the 1980's this detached bungalow was purchased by the present owner in 2015 and subjected to an immediate, comprehensive improvement scheme.

The property has brick-faced principal walls beneath a pitched timber roof structure covered in concrete interlocking tiles. Ceramic-tiled floors have been laid throughout the main bungalow and the windows are uPVC double-glazed units with expensive plantation shutters in a number of rooms, the front windows having been replaced with oriel bows enhancing the front elevation. uPVC fascias and soffit boards.

There is an extremely impressive fitted dining-kitchen with a brick fireplace which is replicated in the lounge, having a cast-iron 2-way multi-fuel stove. The original boiler was replaced with an efficient Worcester combination boiler, the bathroom re-fitted in white and the rooms re-configured to create an ensuite shower room to the master bedroom. At the rear, the good size detached garage is brick-built with a pitched concrete tiled roof.

Accommodation

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

Recessed Porch

With outside lantern to one side and an attractive uPVC part-glazed, main front door into the:

L-Shaped Entrance Hall



A hallway with a spacious reception area, two ceiling light points, coved ceiling, central heating thermostat and white six-panel and part-glazed doors leading off. A recessed cupboard houses the Worcester oil-fired combination central heating boiler. Trap access to the roof void.

Lounge



An attractive and well-proportioned room with two illuminated, shaped archways adjoining a feature brick recessed fireplace with pillars, heavy mantel beam and flagstone hearth, together with an inset two way, cast iron, multi-fuel stove which also faces at the rear onto the dining area of the kitchen. Oriel bow window to the front elevation, dimmer switch and coved ceiling. Plantation shutters to the oriel bow window.

Dining Kitchen

Extremely impressive, having been re-fitted with an extensive range of units in gloss white with curved, polished metal handles and comprising base units with roll-edge, marble-effect work surfaces and contrasting deep red, glass-tiled splash-backs with "sparkles", wall cupboard units with LED down-lighters beneath and illuminated top-opening, double display cabinet. Integrated Blomberg faced dishwasher and Electrolux fridge/freezer. Leisure Cookmaster dual fuel range cooker with gas hob, two electric ovens, grill and complementary cooker hood over. Slate-effect one and a half bowl sink unit with designer mixer tap, coved ceiling with two ceiling light points and shaped archway from the rear hall. Brick feature fireplace mirroring the lounge fireplace and containing the two-way multi-fuel, cast iron stove referred to previously. Sliding double-glazed patio door with matching side panel to the:

Conservatory



Constructed in timber and uPVC with double-glazed windows to the side and rear, double-glazed French doors and two opening windows; polycarbonate roof.



Bedroom 1 (rear)

A double bedroom with rear window having plantation shutters and from which there are views across the garden. Coved ceiling and walk-through opening to the





En Suite Shower Room with marble-effect ceramic-tiled walls and a complementary shower cubicle with glazed door and screen, together with chrome shower mixer unit having handset and a star-shaped drench head. White suite of pedestal wash hand basin and low-level WC. Ceramic-tiled floor in dark slate effect, LED ceiling spotlights and chrome ladder-style radiator/towel rail.

Bedroom 2 (front)

With an oriell bow window having plantation shutters. Coved ceiling with small high-level cupboard housing the electricity consumer unit with MCB's.



Bedroom 3 (front)



This room also has a front oriell bow window with plantation shutters and would make a small double bedroom or a larger single bedroom.

Bathroom



Fitted with a contemporary suite comprising a square-line, P-shaped panelled bath with glazed side screen and chrome shower mixer unit over; pedestal wash hand basin and low-level WC. Old-fashioned chrome and white combined radiator and towel rail. Dark slate-effect ceramic-tiled floor, LED ceiling light and extractor fan.

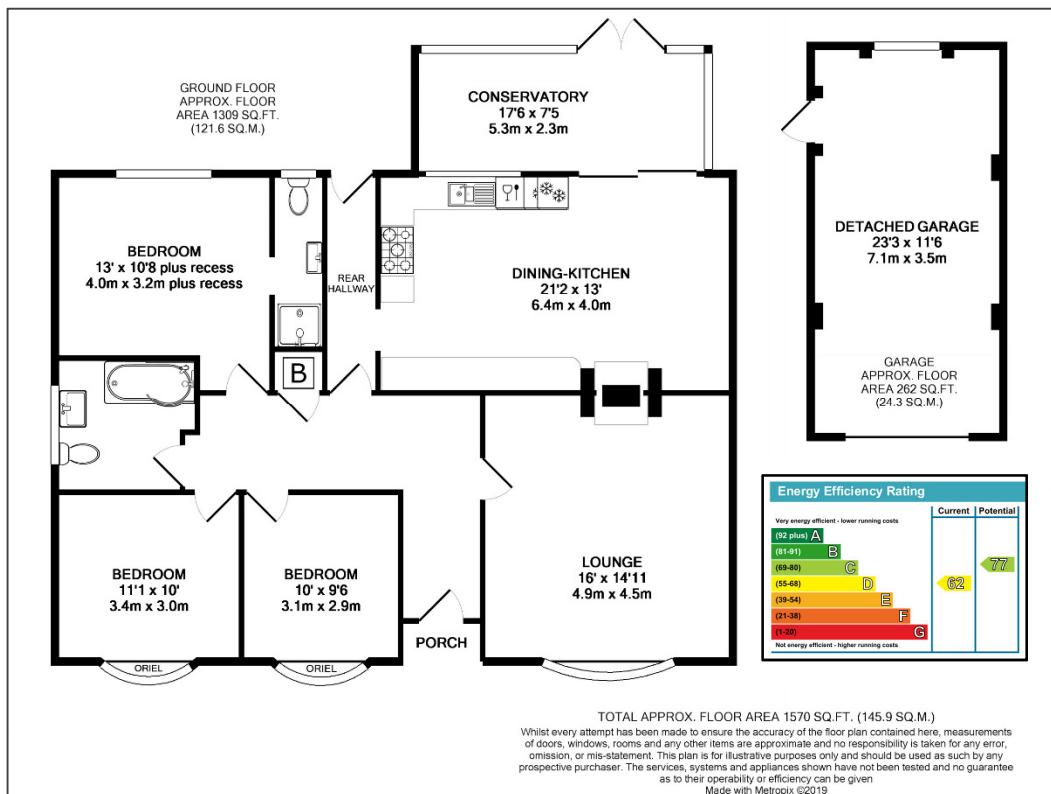
Outside

At the front of the bungalow there are five-bar timber and pedestrian gates which open onto a gravelled forecourt providing spacious parking space with a 2.2 m wide driveway leading past the bungalow to rear screen double gates which in turn open to give access to the rear garden and the garage. The detached **brick-built Garage** has a pitched concrete-tiled roof, a rear window, electric lights and power points, together with a number of base cupboards along the rear wall. There is also ample space in the roof structure for storage purposes. Main roller door to the front and side stable-type pedestrian door to the garden.



Floorplans and EPC Graph

Total floor area includes the garage



At the front of the bungalow there is a lawned garden with a two tier, split-level hedge, ornamental shrubs and bushes whilst the main garden is positioned at the rear and is an excellent size being principally laid to lawn with a vegetable growing area to the rear of the garage. There is a timber open-sided pergola with a shingle roof and decking, a slab-paved patio immediately to the rear of the bungalow and a large floodlight illuminating the garden from the side of the garage. There are numerous ornamental trees and shrubs with a flower border or shrubbery to the rear and beyond the garage is a modern oil storage tank.



Viewing Strictly by appointment through the 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, primary and secondary schools, take-away food shops, playing fields, church, village hall and chapels. Louth is the main market town in the area, (approximately 10 miles away) and Grimsby is the nearest major business centre, (around 17 miles away). In addition to the sports field there is a holiday park on the south side of the village with fishing lake and leisure facilities, together with walks through pine woodland adjacent. Much of the nearby coast is now a designated nature reserve ideal for walkers.

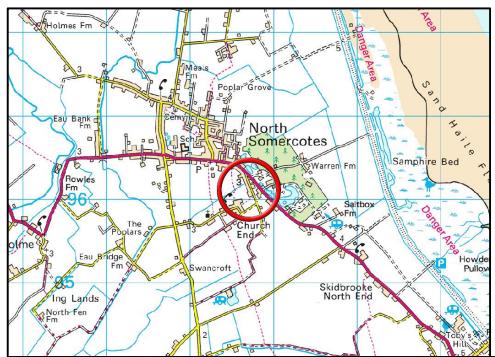
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General Information

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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