



**MASONS**  
SALES & LETTINGS



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Flat 3 The Pantiles, 1 Churchill Road, North Somercotes  
LN11 7QW

**MASONS**  
EST. 1850







**A rare chance to acquire a recently refurbished, two bedroom first floor flat located in the centre of the popular village of North Somercotes, right on the doorstep of all the amenities the village has to offer.**

**The spacious, light and airy flat available furnished by negotiation has recently been completely redecorated in neutral colours and benefits from a modern kitchen and bathroom finished in white and briefly comprises staircase to first floor, landing, kitchen diner, lounge, family bathroom and two bedrooms.**

**In 2010 the flat was completely rewired, replumbed, replastered, Upvc windows fitted with new kitchen and bathroom suite. An ideal first time buy or buy to let property.**

#### **Directions and Location**

Entering the village of North Somercotes on the A1031 coast road from the north, proceed past the Axe and Cleaver at the crossroads and into the village centre. Continue for a short distance to the left turning into Churchill Road, turn left here and the door to the flat is immediately on your left.

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, playing fields with pavilion, church, village hall and chapels. Louth is the main market town in the area and Grimsby is the nearest main business centre. 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 there are walks

through pine woodland. Louth has a recently completed sports complex with swimming pool and gymnasium, together with golf course, bowls and recently opened tennis academy.

#### **Accommodation**

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

#### **Entrance Hall**

Accessed via the timber part-glazed door finished in an attractive green colour, with carpeted stairs leading to the landing, electric consumer units and meter to one side and painted in an attractive grey colour. Carpeting continues onto the landing giving access to the main rooms. Smoke alarm to the ceiling.

#### **Kitchen Diner**

A good size kitchen diner with large window overlooking the rear. Range of base and wall units finished in high-gloss white with chrome handles and having a black stone-effect, laminated work surface with one and a half bowl, stainless steel sink with mono mixer tap. Integrated single Hotpoint electric oven with electric hob above and stainless steel extractor over, space for washing machine and fridge freezer, having attractive tiling to all splashbacks. Inset spotlights to ceiling and decorated in neutral colours with walnut-effect laminated flooring. At the end of the room is the large airing cupboard housing the pressurised hot water cylinder with shelving above.

#### **Lounge**

A very generous lounge having two windows to the front aspect and chimney breast to one end. Freshly decorated in light grey colour with carpeted flooring, fitted blinds to windows, inset spotlights to ceiling and electric panel heater.

#### **Bedroom 1**

A very spacious double bedroom freshly decorated in neutral colours with electric heater to wall, carpeted flooring and large window overlooking the front with fitted blinds. Inset spotlights to ceiling and access hatch to the loft space.

#### **Bedroom 2**

A single bedroom with window overlooking the rear, having fitted blind. Neutrally decorated with carpeted flooring, electric heater and built-in cupboard providing further useful storage.

#### **Family Bathroom**

A very smart and modern bathroom with white three piece suite comprising wash hand basin, low-level WC and shower bath with thermostatic shower mixer over. Fully tiled walls to the bath area and tiled flooring in an attractive stone colour. Neutrally decorated with inset spotlights to the ceiling. Extractor fan to wall and frosted glass window to the rear. Shaver point and wall-mounted electric panel heater.

**Tenure**

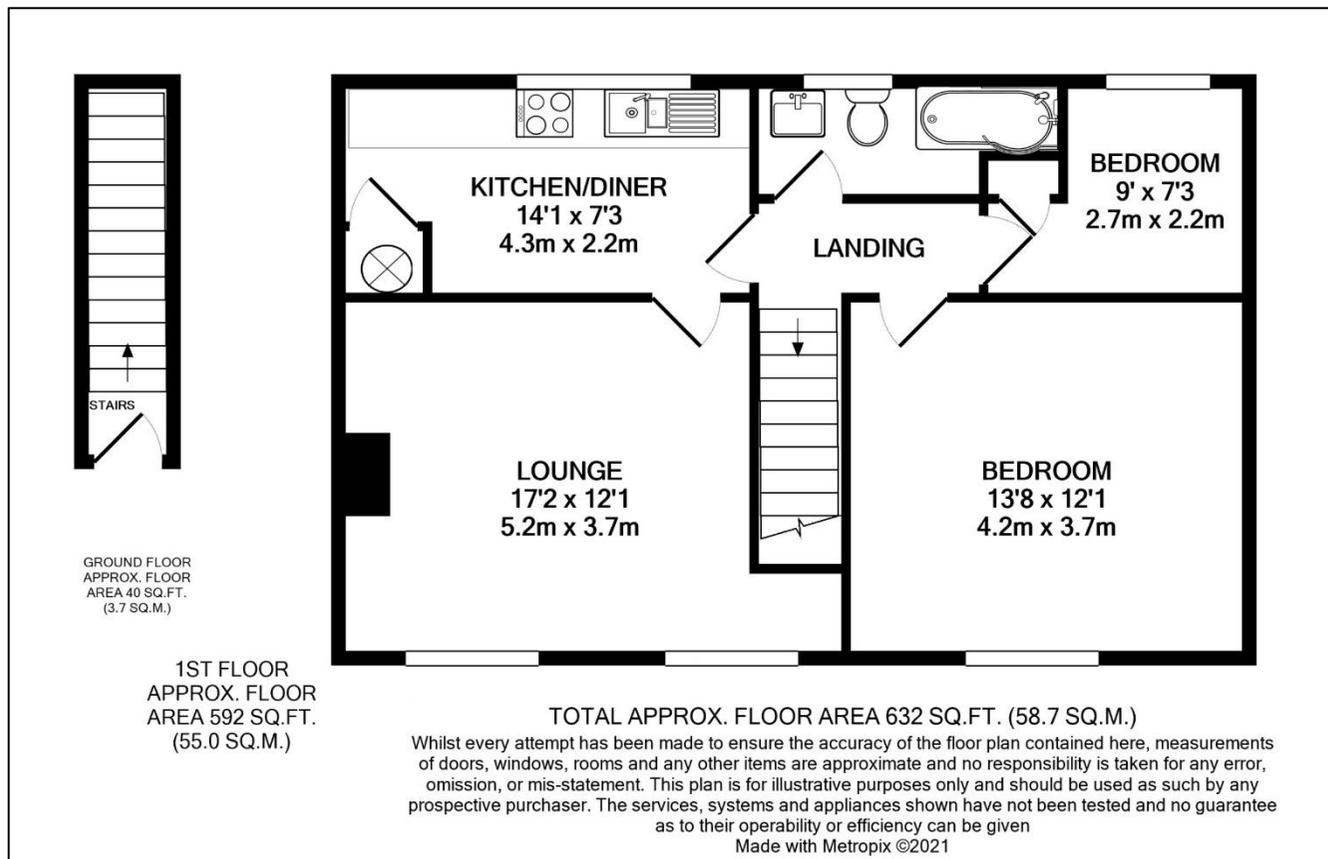
We are advised that the property is leasehold with a 999 year term from January 1991. The flat is being sold with the freehold for the entire building, the details of which are subject to confirmation by solicitors at the sale stage.

**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 water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request.



**Important Notice**

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