



Terraine Jubilee Road North Somercotes Louth LN11 7LH

£250,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859

**An immaculately presented detached three bedroom bungalow which offers spacious accommodation and is situated in a popular village with amenities including convenience stores, Doctors surgery, primary and secondary schools. The property has ample off-street parking including a single detached garage and offers no upward chain. EPC rating D.**

## Rooms

### Recessed Porch

Providing access to entrance hall.

### Entrance Hall

With uPVC double glazed side access door and matching double glazed side window panel, coved ceiling, dado rail, radiator, thermostat control, access to roof space, built-in laundry cupboard.

### Lounge

With grey marble Georgian style fireplace housing electric fire, dado rail, coved ceiling, uPVC double glazed window, ceiling rose and radiator. Maximum width measurement.

17'9" x 11'9" (5.47m x 3.65m)

### Breakfast Kitchen

With fitted wall and base kitchen cupboards having oak fronts, PVC sink having draining board, mini sink and mixer tap, roll top work surfaces, integrated electric oven, hob and extractor hood over, tiled splashbacks, radiator, coved ceiling, uPVC double glazed window and rear access door.

11'9" x 10'5" (3.65m x 3.21m)



### Bedroom 1

With fitted wardrobes, cupboards, dressing table, display shelf units and bedside cabinets, uPVC double glazed window, radiator, and coved ceiling.

11'9" x 11'9" (3.65m x 3.63m)

### Bedroom 2

With uPVC double glazed window, radiator and coved ceiling.

11'9" x 9'8" (3.64m x 3m)

### Bedroom 3

Currently used as a dining room. With Coved ceiling, uPVC double glazed window and radiator.

9' x 8'3" (2.77m x 2.54m)

### Bathroom

With white suite comprising of a panel bath, tiled shower cubicle housing a mains fed shower, wash basin, WC, radiator, tiled walls, shaver light, uPVC double glazed window and built-in airing cupboard having shelving and a radiator.

8'3" x 8'2" (2.55m x 2.52m)

### Outside

The beautifully maintained gardens at the front of the bungalow have a shaped lawn, insert shrubs, low-level brick wall and metal gates, concrete driveway, providing ample off street parking and leading to a single garage. The rear garden includes shaped lawn, PVC oil storage tank, timber shed, paved patio and cold water tap, all enclosed with timber fencing and hedges.

### Single Garage

With up and over garage door, power and lighting, Worcester Greenstar oil fired combi central heating boiler and timer control, plumbing for washing machine and PVC pedestrian access door.

18' x 9' (5.5m x 2.75m)

### Services

The property is understood to have mains water, electricity, drainage. Oil fired central heating.

### Tenure

The property is understood to be freehold.



**Council Tax Band**

According to the government online portal, the property is currently in Council Tax Band C .

**Viewing Arrangements**

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

**Please Note**

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

**Thinking Of Selling?**

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



GROUND FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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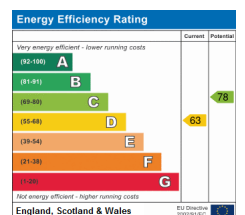
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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.