



Springfield Jubilee Road, North Somercotes, LN11 7LH
£295,000

Key Features:

- Detached four bedroom period property
- Generous corner plot
- Excellent versatility and potential throughout
- Two spacious reception rooms
- Kitchen with adjoining pantry
- Utility room & cloakroom
- Separate ground floor fourth bedroom suite
- Three first floor double bedrooms & family bathroom
- Ample driveway parking & detached garage

Situated in the popular coastal village of North Somercotes, this detached four bedroom period property occupies a generous corner plot and offers an excellent opportunity for refurbishment, providing significant scope and versatility throughout. The accommodation is well proportioned and currently comprises two spacious reception rooms centred around a feature log burner, a kitchen with adjoining pantry, utility room and cloakroom. A notable feature is the separate ground floor living space, offering further flexibility and currently arranged as a spacious fourth bedroom with en suite wet room, making it ideal for multi-generational living or annex potential. To the first floor are three double bedrooms together with a family bathroom. Externally, the property sits on a substantial corner position with established lawned gardens, ample driveway parking and a large detached garage/workshop.



ENTRANCE HALL
10'6" x 5'11" (3.22 x 1.82)

LOUNGE
19'4" x 11'0" (5.90 x 3.36)

DINING ROOM
19'4" x 10'8" (5.90 x 3.27)

KITCHEN
15'11" x 7'10" (4.87 x 2.40)

PANTRY
8'1" x 5'11" (2.47 x 1.81)

UTILITY ROOM
5'10" x 4'10" (1.80 x 1.49)

CLOAKROOM/WC
6'5" x 2'7" (1.98 x 0.79)

REAR ENTRANCE PORCH
5'9" x 5'4" (1.76 x 1.63)

GROUND FLOOR 4TH BEDROOM
19'8" x 11'2" (6.00 x 3.41)

EN-SUITE
5'11" x 4'0" (1.81 x 1.24)

FIRST FLOOR

BEDROOM 1
17'4" x 11'1" (5.29 x 3.39)

BEDROOM 2
11'9" x 10'9" (3.59 x 3.30)

BEDROOM 3
13'6" x 7'9" (4.12 x 2.38)

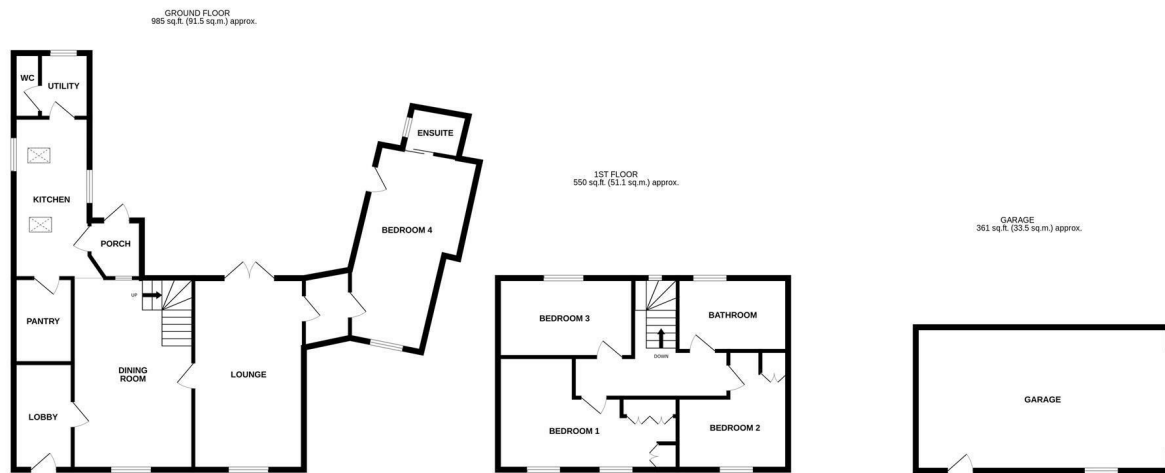
BATHROOM
11'1" x 7'1" (3.39 x 2.18)

GARAGE/WORKSHOP
25'3" x 14'2" (7.71 x 4.34)

COUNCIL TAX BAND
D

TENURE
FREEHOLD

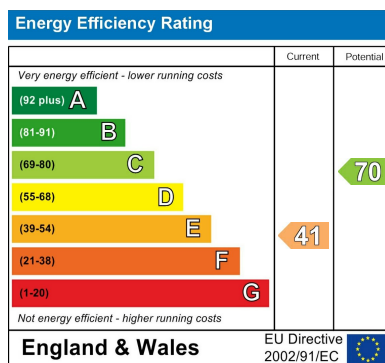




TOTAL FLOOR AREA : 1896 sq.ft. (176.1 sq.m.) approx.

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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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