

# Victor House

North Somercotes

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# Victor House

Keeling Street,
NorthSomercotes, LN11 7QU



Detached four-bedroom family home offering spacious accommodation throughout

Attractive rural views to the rear overlooking the surrounding countryside

Large driveway providing ample off-road parking

Occupying a large plot with mature garden space

Generous room sizes ideal for comfortable family living

Village location with a range of local amenities nearby

Offering generous living space both inside and out, this detached four-bedroom family home occupies a sizeable plot with ample off-road parking on a gravel driveway and an attractive rear garden backing onto open countryside. The spacious entrance hall leads to separate living and dining rooms, providing versatile spaces for both everyday family life and entertaining, while the good-sized kitchen offers access to a conservatory overlooking the garden.

The property is well placed within a well-served village, with a range of local amenities and everyday essentials close at hand.

The property is entered via a covered porch, providing a sheltered approach into the home and leading through to a spacious entrance hallway. Offering a welcoming first impression, the hallway provides access to the principal ground floor accommodation, as well as a useful downstairs WC. There is a good sense of space upon entering, with the layout allowing for easy access between the reception rooms and kitchen. From here, the lounge is positioned to the front of the property, offering a comfortable reception space with plenty of natural light and an attractive fireplace feature.











The lounge is a well-sized reception room, enjoying a pleasant outlook to the front through a bay window which allows natural light to flow into the space. The bay adds character to the room, while the fireplace provides an attractive focal point and a natural position around which to arrange the furniture. The room offers flexibility for a variety of seating arrangements, making it well suited to everyday living. Its position off the entrance hallway also allows it to be enjoyed as a separate reception space away from the dining room, offering a practical layout for family living.











Positioned beyond the entrance hallway, the dining room provides a generous space. The room offers ample space for a dining table and accompanying furniture, with its proportions allowing it to serve as a dedicated dining area. French doors open directly onto the patio, creating a connection with the garden and allowing the outside space to be enjoyed alongside the room. This access is particularly useful during warmer months, when the patio can provide an additional area for entertaining, while the separate layout ensures the dining room remains distinct from the lounge.

The kitchen is fitted with traditional wooden cabinetry, offering ample storage and a good amount of worktop space for everyday use. The layout provides a practical working environment, with the traditional finish complementing the overall character of the home. There is room for the usual kitchen appliances, while the arrangement allows for easy access through to the adjoining conservatory, creating a natural flow between the two spaces and the rear of the property.









To the rear of the property, the conservatory enjoys views across the generous garden, providing an additional reception space with a pleasant outlook. The room offers flexibility for use as a seating area, somewhere to relax or an informal dining space, making the most of its garden-facing position. French doors open directly onto the patio, creating a convenient connection with the outside space. With its outlook over the garden and direct access to the patio, the conservatory provides a useful addition to the ground floor accommodation.



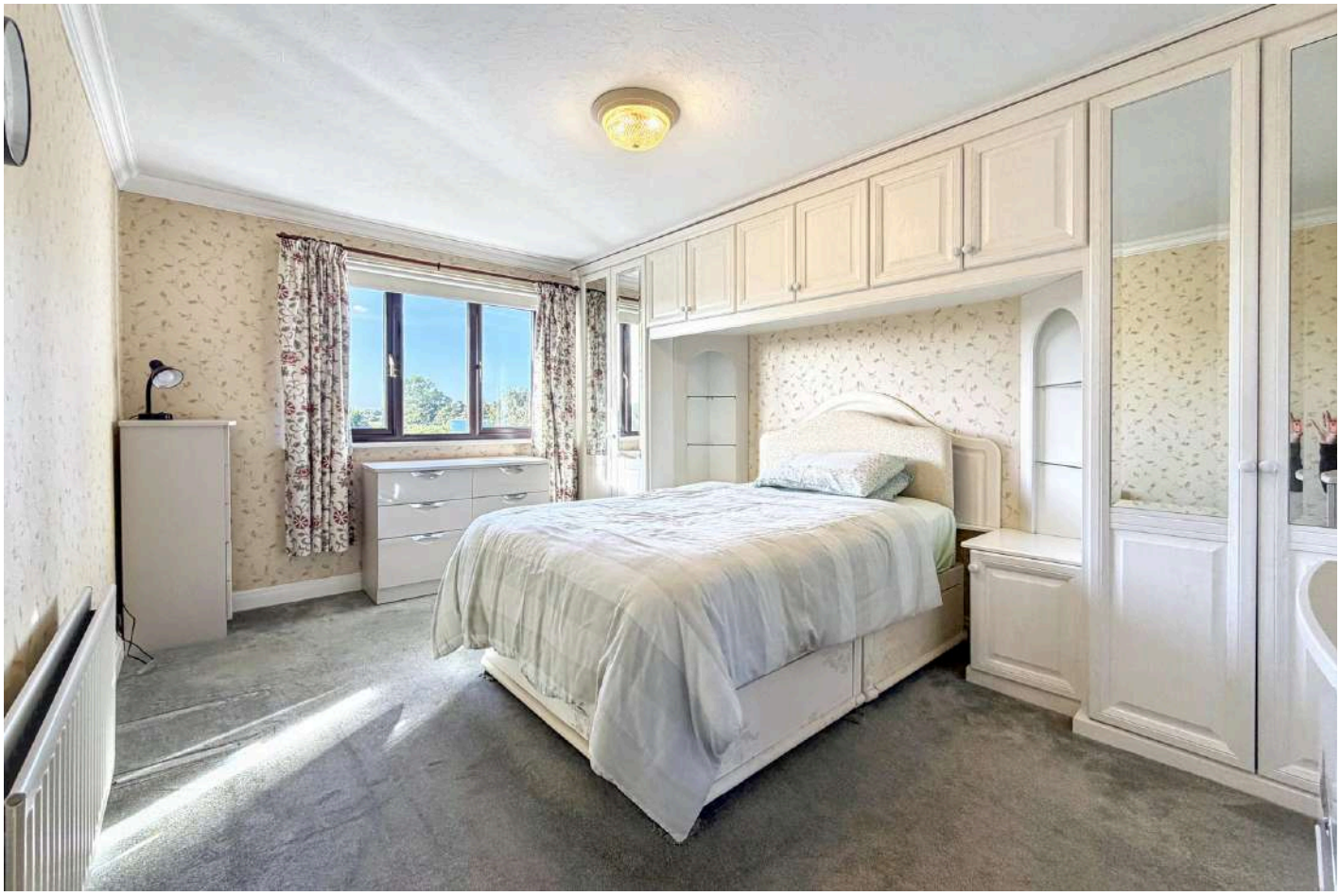




The staircase rises to the first floor landing, providing access to all four bedrooms and the family bathroom. The landing offers a central point from which the upstairs accommodation is arranged, with access to each room conveniently positioned off this space. The layout provides a practical arrangement for family living, with the bedrooms set apart from the main reception areas downstairs.



The principal bedroom is a generously sized room, offering ample space for a large bed and additional bedroom furniture. Fitted wardrobes provide useful storage, complemented by further overhead storage to help make the most of the available space. The room also benefits from its own en-suite shower room, adding convenience and privacy to the principal bedroom. With its generous proportions and integrated storage, the room offers a practical and comfortable main bedroom within the home.



Bedroom two is another generously sized double room, offering ample space for a bed and additional furnishings. In keeping with the principal bedroom, the room benefits from fitted wardrobes and overhead storage, providing practical solutions without compromising on floor space. Large windows allow an abundance of natural light to fill the room, while also enjoying pleasant views to the outside. With its good proportions, useful built-in storage and naturally light-filled interior, this room offers a versatile space suited to a variety of needs.



The family bathroom is neutrally finished, offering a practical and well-appointed space serving the first floor accommodation. The suite comprises a fitted bath with an overhead shower, providing flexibility for both bathing and showering. Fitted cabinetry offers useful storage for toiletries and bathroom essentials, helping to keep the space tidy and organised. The neutral finish provides a versatile backdrop, allowing the room to be easily adapted to suit individual tastes.

















The rear garden is a particularly appealing feature of the property, offering a generous expanse of outdoor space with uninterrupted views across the adjoining grass paddocks. The garden is arranged into several distinct areas, creating a varied landscape with plenty of space to enjoy the surroundings. Two feature pond areas add interest, with one positioned towards the bottom of the garden and complemented by a small wooden bridge, providing an attractive focal point within the grounds.

A patio wraps around the rear of the property, offering ample space for outdoor seating, dining and entertaining, with a pleasant outlook across the garden and surrounding countryside. Further features include a greenhouse area, ideal for those who enjoy gardening, and a small orchard which adds to the variety of the grounds. The property also benefits from a detached garage, providing useful storage or space for hobbies, alongside ample off-road parking on the gravel driveway to the front. The combination of open lawn, established garden features and far-reaching rural views creates a peaceful setting, with the outdoor space offering plenty to enjoy throughout the seasons.



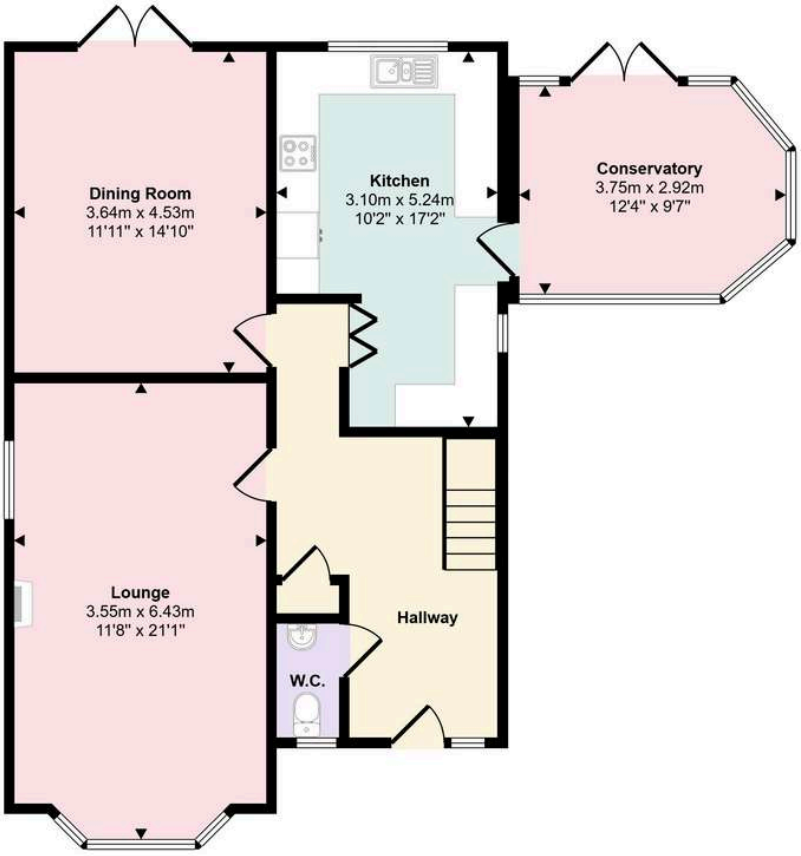




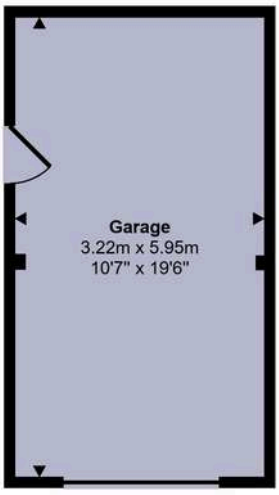




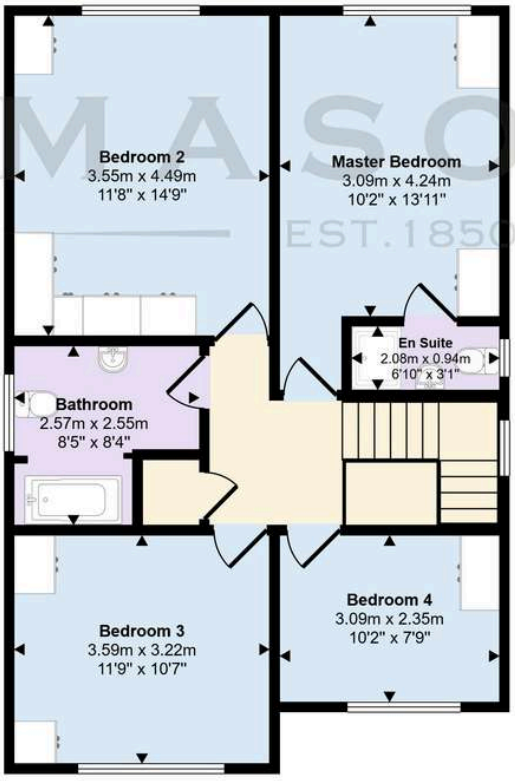
Approx Gross Internal Area
170 sq m / 1831 sq ft




Ground Floor
Approx 82 sq m / 879 sq ft




Garage
Approx 19 sq m / 207 sq ft




First Floor
Approx 69 sq m / 746 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

# North Somercotes

## Coastal Living with Local Facilities



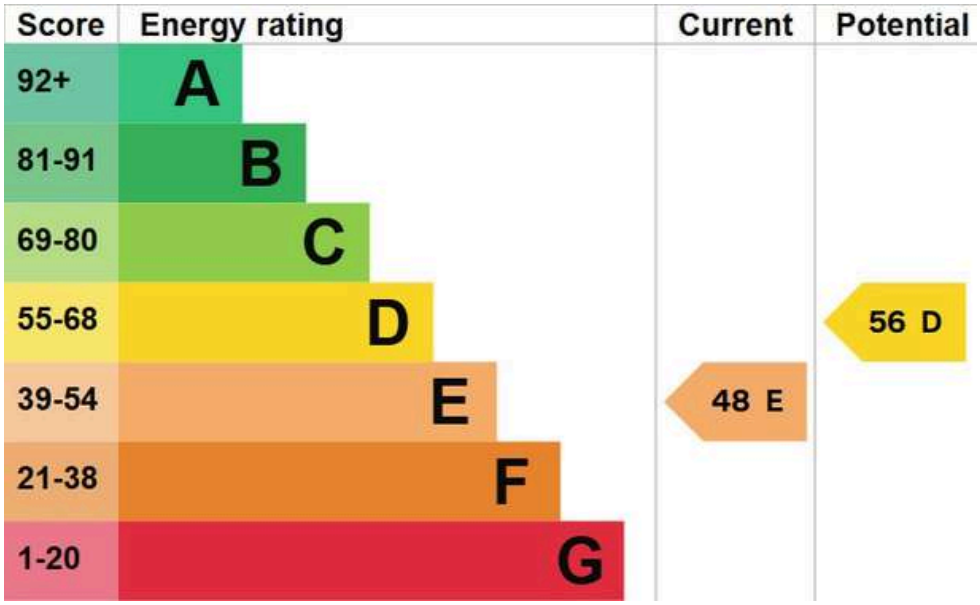
North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses, primary and secondary schools, take-away food shops, butchers, restaurant, playing fields with pavilion and bowls club, church and village hall.

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. Marsh Lane leads to the North Sea coast at Donna Nook, which is frequented annually by a multitude of wildlife enthusiasts drawn to the visiting seal colony during the seal pupping season. There are several nature reserves extending for miles along the Lincolnshire coastline with long sandy beaches beyond.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.






## Viewing

Strictly by prior appointment through the selling agent.

## Council Tax

Band E

## Services Connected

We are advised that the property is connected to mains electricity, water and drainage, while heating is via an oil fired central heating system but no utility searches have been carried out to confirm at this stage.

## Tenure

Freehold

## Location

What3words: ///scream.cloak.grudge

## Directions

From Louth, head north-east out of the town and join the A1031 towards North Somercotes. Continue along the A1031 for approximately 10 miles, following signs for North Somercotes. On entering the village, turn right at the cross roads onto Keeling Street and continue towards the village centre where you will find the property located on the right hand side. The journey takes approximately 20–25 minutes by car, depending on traffic.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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