



Hobbiton Church End North Somercotes Louth LN11 7PZ

£395,000

Council Tax Band B

JOHN TAYLORS  
EST. 1859



**A detached house situated on a spacious plot on the outskirts of the village which enjoys an open aspect but does require a scheme of modernisation. The property is being sold with a plot of approximately 2.6 acres (sts) which includes a grass paddock (further land and outbuildings may be available subject to separate negotiation). EPC rating F.**

## Rooms

### Entrance Hall

With radiator, uPVC double glazed front entrance door and side windows, staircase to 1st floor.

9'2" x 11'3" (2.82m x 3.46m)

### Lounge

With open fireplace, uPVC double glazed window and bow window to front elevation, radiator and uPVC double glazed patio door. 22'7" x 12'6" (6.93m x 3.87m)

### Dining Room

With brick fireplace housing solid fuel stove, two uPVC double glazed windows and uPVC double glazed bay window to front elevation, radiator. Maximum measurements. 15'9" x 10'9" (4.85m x 3.35m)

### Kitchen

Fitted wall and base cupboards, roll top worksurfaces, stainless steel sink and drainer, integrated electric hob and oven, splash backs, uPVC double glazed window, radiator and door to 10'8" x 10'8" (3.32m x 3.31m)

### Inner Lobby

With radiator.

### Shower Room

Shower cubicle housing electric shower, vanity wash basin, WC and tiled walls.

6'3" x 5'3" (1.94m x 1.64m)

### Utility Room/Office

With plumbing for washing machine, two uPVC double glazed windows and two radiators, pedestrian access door to garage. 13'1" x 11'2" (4m x 3.42m)

### Stairs to first floor landing

With built in airing cupboard housing hot water cylinder. Access to roof space.

### Bedroom 1

With built in uPVC double glazed door and window, radiator, access to roof space and built-in wardrobe and cupboard over, access to roof space. Maximum depth measurement. 14'9" x 10'5" (4.56m x 3.23m)

### Bedroom 2

With uPVC double glazed window, radiator, built-in wardrobe and cupboard over, access to roof space. Maximum depth measurement.

12'4" x 12' (3.79m x 3.67m)

### Bedroom 3

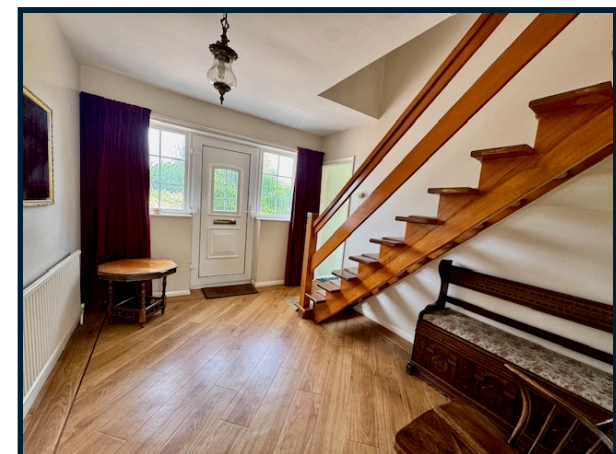
With uPVC double glazed window, radiator.

10'5" x 9'8" (3.21m x 3m)

### Bedroom 4

With large uPVC double glazed window, built-in wardrobe and cupboard over, radiator.

12'5" x 6'4" (3.82m x 1.97m)



**Shower Room**

With tiled shower cubicle, vanity wash basin, heated towel rail/radiator, tiled walls and uPVC double glazed window.

6'3" x 5'5" (1.94m x 1.68m)

**W/C**

With uPVC double glazed window, part tiled walls, toilet, tiled floor and radiator.

**Garage**

With up and over garage door, power and lighting, oil fired central heating boiler.

20'4" x 10'4" (6.22m x 3.18m)

**Gardens**

The Gardens lay on all four side of the property and mostly laid to lawn and include a block paved driveway, semi matured trees, inset shrubs, paved patio and PVC oil storage tank. Beyond the rear garden is a grass paddock part of which is included in the sale.

**Services**

The property is understood to have mains water and electricity. Non mains drainage system and 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 B.

**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.

**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.

**Thinking of selling**

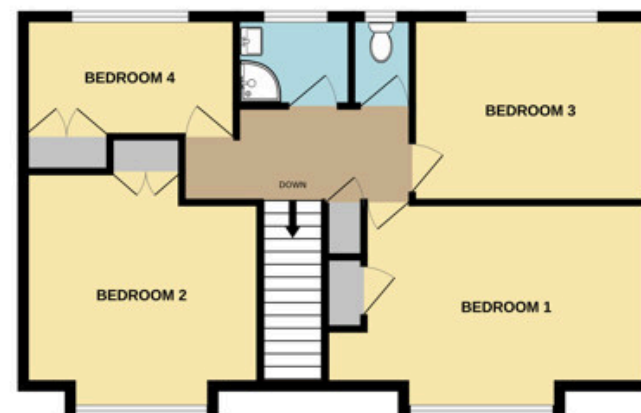
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.3 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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## John Taylors

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	