



Lindis House South Road North Somercotes Louth  
LN11 7PT

£160,000

Council Tax Band C

JOHN TAYLORS  
EST. 1859



**Nestled at the edge of a well served village, this detached chalet style house offers immense potential. While it would benefit from a scheme of modernisation, the property provides a fantastic opportunity to create your ideal home in a rural setting. The layout is adaptable, with options to reconfigure rooms to suit your needs and the property also benefits from having no onward chain. EPC rating F.**

## Rooms

### Entrance Hall

With uPVC double glazed front door and side window, radiator, Dado rail, central heating thermostat control, under stairs storage cupboard.

### Lounge

With uPVC double glazed window to side elevation and further uPVC double glazed bow window to front elevation, radiator & Dado rail.  
17'9" x 9'7" (5.46m x 2.98m)

### Dining room/ Bedroom 3

With uPVC double glazed window, radiator.  
9'7" x 9' (2.96m x 2.75m)

### Kitchen

With fitted wall and base cupboards, work tops over, integrated electric hob, oven & extractor hood over, tiled splash backs, PVC sink and drainer board, plumbing for washing machine, radiator, tiled floor and uPVC double glazed rear entrance door and window.  
9'6" x 8'4" (2.95m x 2.58m)

### Bathroom

With panel bath, wash basin, close couple toilet, radiator, electric shower, part tiled walls and uPVC double glazed window.  
6'4" x 5'4" (1.96m x 1.67m)



### Stairs To First Floor Landing

With access to roof space, built-in storage cupboard and built-in airing cupboard housing hot water cylinder.

### Bedroom 1

With sloping ceilings, built-in wardrobe and cupboards, radiator and uPVC double glazed window.  
9'8" x 9'8" (3m x 3m)

### Bedroom 2

With uPVC double glazed window, radiator and storage into eaves space.  
9'8" x 9'8" (3m x 3m)

### Outside

The front garden includes a small shaped lawn with flower and shrub beds and also includes a concrete driveway and hardstanding providing access to a single attached garage. To the side and rear of the property, the garden is mostly laid with concrete & includes a raised deck area and PVC oil storage tank as well as a cold water tap.

### Garage

With up and over garage door, oil fired central heating boiler, power and lighting, pedestrian access door and corrugated cement and asbestos sheeted roof.  
15'6" x 9' (4.78m x 2.76m)

### Services

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

### Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 19 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps and a ultrafast download speed of 900 Mbps and upload speed of 450 Mbps. Openreach and Quickline are the available networks.

**Mobile**

We understand from the Ofcom website there is limited coverage from EE and Vodafone.

**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.

**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**

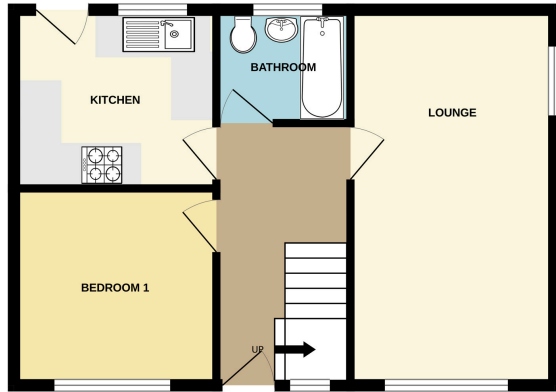
Viewing strictly by appointment only through our Louth office.  
Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

**Thinking Of Selling?**

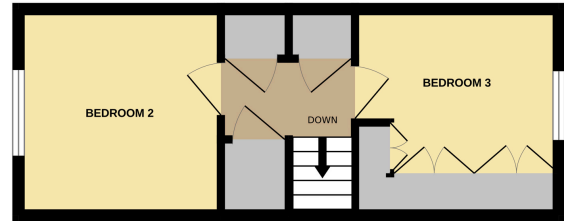
Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package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



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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

The Mart 127 Eastgate Louth LN11 9QE

**Call:** 01507 603648

**Web:** [johntaylors.com](http://johntaylors.com)

**Email:** [enquiries@johntaylors.com](mailto:enquiries@johntaylors.com)

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.