



Pippin Close, Louth, , LN11 9FF

- FOUR bedrooms (THREE doubles, generous 4th and dressing area to master), THREE bath/shower rooms (and a W.C.) THREE receptions
- SOUTH WEST FACING and SECLUDED, fully fenced rear GARDEN with THREE paved PATIOS (rear & side of property and bottom of garden including with decked seating area)
- GOOD '74' ENERGY efficiency RATING, UPVC double glazed incl FRENCH and external doors, PVC fascias, Mains gas CENTRAL HEATING with Worcester boiler, HIVE remote control system
- UTILITY room with wall units PLUS 4 full height cupboards and a pantry unit, worktop, space/plumbing for French/American style fridge freezer and washing machine
- SPACIOUS EPC 1,798 sq ft, VERY WELL presented, detached MODERN HOUSE
- Block paved DOUBLE width PARKING with POTENTIAL for more as GENEROUS frontage, Wooden WORKSHOP with light and power
- MODERN KITCHEN DINER soft closure fitted incl tower oven, dishwasher and peninsula design (having ceramic hob with stainless steel & glass hood extractor over) etc
- MODERN BATH ROOM with quartz granite work tops, whirlpool bath, hand basin in vanity unit, cupboard, shaver point, back to wall toilet, Downstairs MODERN W.C.

Price £385,000



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DESCRIPTION

Spacious epc 1,798 sq ft, very well presented, 4 bedroom, 3 bath/shower room, 3 reception, detached modern house with south west facing secluded gardens, in a sought after convenient location for the centre of the well serviced historic market town of Louth, fondly known as the 'Capital of the Wolds', in an Area of Outstanding Natural Beauty.

The property also benefits from a good '74' energy efficiency rating, UPVC double glazing incl French & external doors, PVC fascias, mains gas central heating with Worcester boiler & Hive remote control system, external lighting & water tap.

Outside is the block paved double width parking with potential for more as generous frontage, open plan front garden, south west facing and secluded, fully fenced rear garden having 3 paved patios & a decked seating area to the wooden workshop that has light and power.

The property consists of hall (with staircase having glass balustrading and illuminated treads), lounge (with bay window), hexagonal shaped garden room (with lighting, central heating and French doors to patio and garden), generous 3rd reception, modern kitchen diner soft closure fitted (having tower oven, dishwasher and peninsula design (with ceramic hob with stainless steel & glass hood extractor over) etc, space for dining table & chairs), utility room (with wall units plus 4 full height cupboards & a pantry unit, worktop, space for double width fridge freezer & washing machine), and a modern W.C.

Upstairs is the landing and built in cupboard, modern bathroom (with quartz granite work tops, whirlpool bath, hand basin in vanity unit, shaver point), master bedroom (with dressing area having 3 full height double wardrobes), modern en-suite (fully tiled and having frameless walk in shower with monsoon & flexible shower heads, his'n'hers vanity units, illuminated recessed mirror), 2nd & 3rd double bedrooms with modern Jack'n'Jill en-suite (incl shower having monsoon head, hand basin in vanity unit), and generous 4th bedroom.





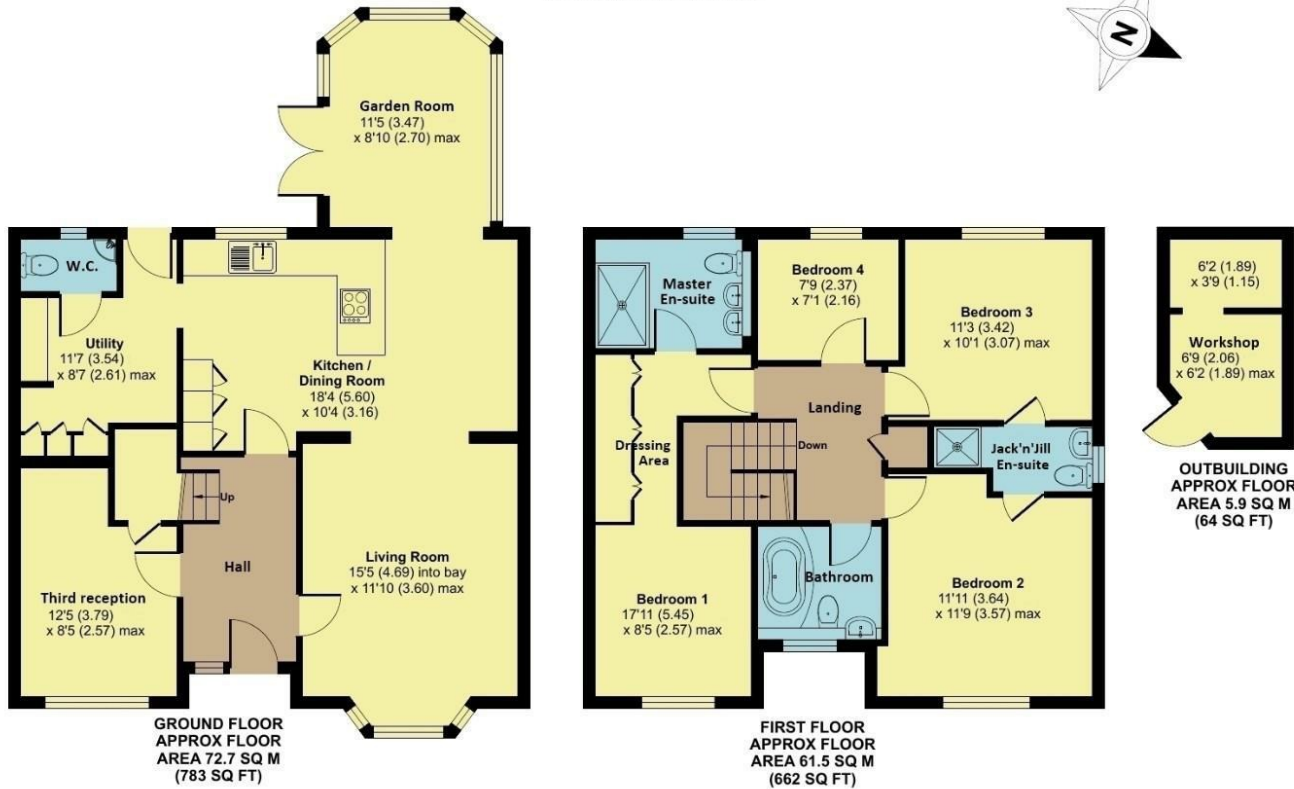
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Approximate Area = 1445 sq ft / 134.2 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1509 sq ft / 140.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1336849

Viewings

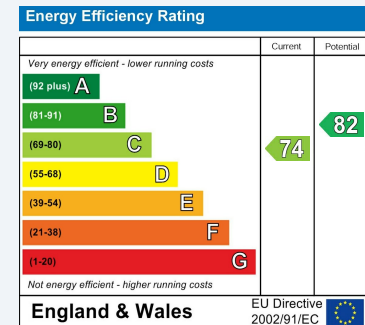
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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