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Riverside Rise



When it comes to
property it must be


lovelle



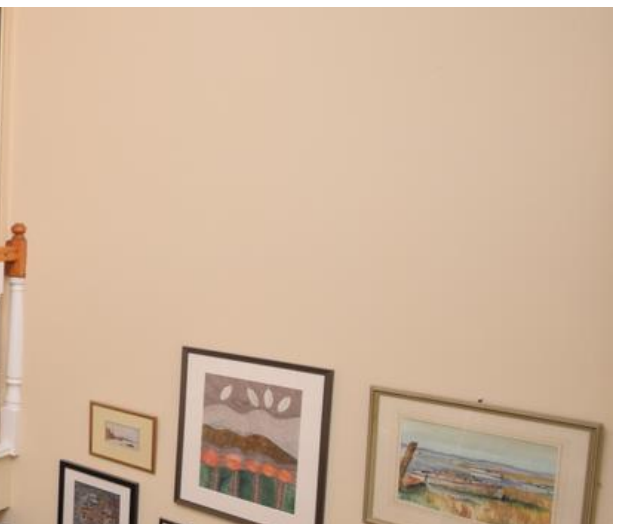
£595,000

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This spacious four double bedroom family home is situated on the quiet no through road of Riverside Rise just off Lock Keepers Way in the stunning market town of Louth. The immaculate, spacious and well planned family accommodation briefly comprises of entrance hall and porch, cloakroom WC, lounge, dining room, breakfast kitchen, utility room, sun room, study, four double bedrooms, ensuite and walk in wardrobe to master, family bathroom, wrap around gardens and a detached double garage sat on the block paved driveway. Burglar alarm fitted and wired to front and back doors and PIR sensors in ground floor rooms. Internal viewing is a must to appreciate the accommodation on offer.

Key Features

- Impressive Four Bedroom Family Home
- Entrance Porch & Hall
- Spacious Sitting Room with Gorgeous Fireplace
- Breakfast Kitchen
- Sun Room, Dining Room & Study
- Utility Room & Cloakroom WC
- Walk in Wardrobe & Ensuite
- Family Bathroom
- Wrap Around Gardens
- Driveway & Double Garage
- Tenure: Freehold





Entrance Porch

2.2m x 2.8m (7.08ft x 9.08ft)

UPVC entrance door and uPVC double glazed window to the front elevation. Coving to the ceiling. Radiator. Double doors through to the entrance hall and a single door leading to the cloakroom WC.

Cloakroom WC

0.9m x 2.2m (3.03ft x 7.08ft)

UPVC double glazed window to the front elevation. Coving to the ceiling. Fitted with a two piece suite comprising of a close coupled WC and pedestal wash hand basin with stainless steel mixer tap. Tiling to splash areas. Radiator.

Entrance Hall

3m x 3.4m (10ft x 11ft)

Coving to the ceiling. Split level spindle and balustrade staircase rising to the first floor accommodation with handy under stair storage. Fitted smoke detector. Telephone point. Radiator. Doors leading to the study, lounge and breakfast kitchen.

Study

3m x 2.5m (10ft x 8.05ft)

UPVC double glazed window to the front elevation. Coving to the ceiling. TV aerial and telephone points. Radiator.

Lounge

3.7m x 7.9m (12.08ft x 26.02ft)

This bright and airy lounge benefits from dual aspect lighting to the front and rear in the form of a uPVC angled bay window to the front and French style patio doors opening out to the rear garden. Coving to the ceiling. The focal point of the lounge is the incredible exposed brick inglenook fireplace incorporating a cast iron multi fuel burner with a solid wooden mantle over. TV aerial and telephone points. Radiator's. Double doors through to the dining room.

Dining Room

2.8m x 3.4m (9.08ft x 11.08ft)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator. Door to the breakfast kitchen.

Breakfast Kitchen

4.3m x 4.6m (14.09ft x 15.04ft)

UPVC double glazed windows to the rear elevation. Coving to the ceiling. The spacious breakfast kitchen has been fitted with a range of wall and base units with complementary quartz worksurface continuing into upstands over incorporating a sunken stainless steel one and a half bowl sink unit with mixer tap. Built in pyrolyse electric fan oven to face height and microwave. Four ring ceramic induction hob with stainless steel chimney style extractor over. Plumbing for dishwasher. To the centre of the kitchen is a island unit with storage cupboards and beech stave worksurface with overhang for breakfast area with downlights above. Attractive tiling to splash areas. Wall light points. Radiator. Door to utility room and open through to the sun room.

Utility Room

1.6m x 2.5m (5.09ft x 8.04ft)

UPVC double glazed window to the front elevation. Plumbing for washing machine and dryer with base unit. Wall mounted Viessman condensing gas central heating boiler. Electric consumer unit. Radiator.

Sun Room

2.8m x 4.3m (9.1ft x 14ft)

Triple aspect uPVC wall to wall windows to front, side and rear elevation with matching French style patio doors opening out into the garden. Radiators.

Landing

Access provided to the loft via the loft hatch. Airing cupboard currently housing the hot water cylinder and equipped with shelving. Coving to the ceiling. Fitted smoke detector. Radiator. Doors leading to all bedrooms and the family bathroom.

Master Bedroom

3.7m x 4.3m (12.09ft x 14.09ft)

UPVC double glazed window to the front elevation. Coving to the ceiling. Telephone point. Door leading to the ensuite shower room and another door leading to walk in wardrobe which measures at 6"09 x 7"09 and benefits from a uPVC window to the rear, radiator and a range of rails, shelves and drawers.

Ensuite Shower Room

1.6m x 2.2m (5.1ft x 7.09ft)

UPVC double glazed window to the rear elevation. Fitted with a three piece suite comprising of a single shower cubicle with mains shower over, close coupled WC and pedestal wash hand basin with mixer tap. Tiling to splash areas. Extractor fan. Radiator.

Bedroom Two

2.8m x 5.2m (9.09ft x 17.03ft)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Double wardrobe. TV aerial point. Radiator.

Bedroom Three

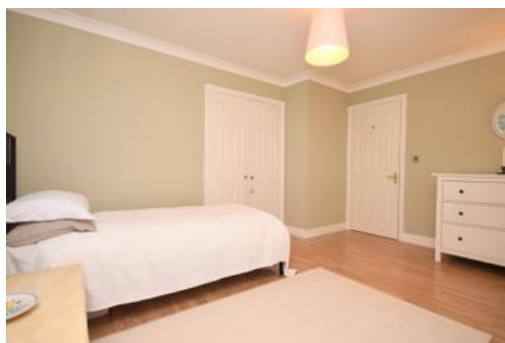
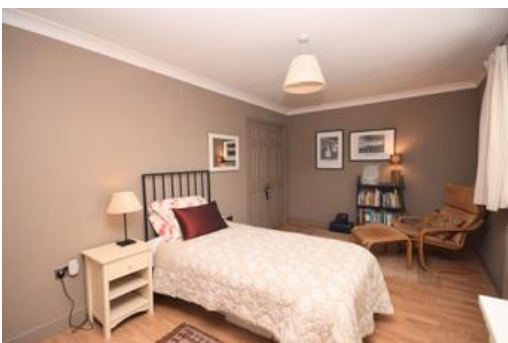
4m x 3.1m (13.08ft x 10.08ft)

UPVC double glazed window to the front elevation. Coving to the ceiling. Double wardrobe. TV aerial point. Radiator.

Bedroom Four

4m x 2.7m (13.03ft x 9ft)

UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator.





Family Bathroom

2.8m x 2.8m (9.08ft x 9.07ft)

UPVC double glazed window to the rear elevation. Fitted with a four piece suite comprising of a panelled bath with mixer tap, single shower cubicle with mains shower, pedestal wash hand basin and close coupled WC. Attractive mosaic style tiling to splash areas. Extractor fan. Radiator.

Outside

To the front of the property is a block paved driveway leading to the detached double garage. Steps lead up from the driveway to a footpath which runs to the front entrance door, through the side gate and around to the rear of the property. The front gardens are laid to lawn and play host to a wide variety of mature trees, shrubs and flower beds. External lighting.

Following through to the timber pedestrian gate there is another private enclosed section of garden with a gravelled area perfect for catching the morning sun with a lawned area hosting a fig tree and mature shrubs.

The rear garden is again predominately laid to lawn with two timber decked areas one off the lounge patio doors and another leading on from the sun room. Small orchard of three apple trees and a plum tree as well as a raised herb gardens and greenhouse. Outside tap. The boundaries are made up of a combination of high level hedging and timber fencing.

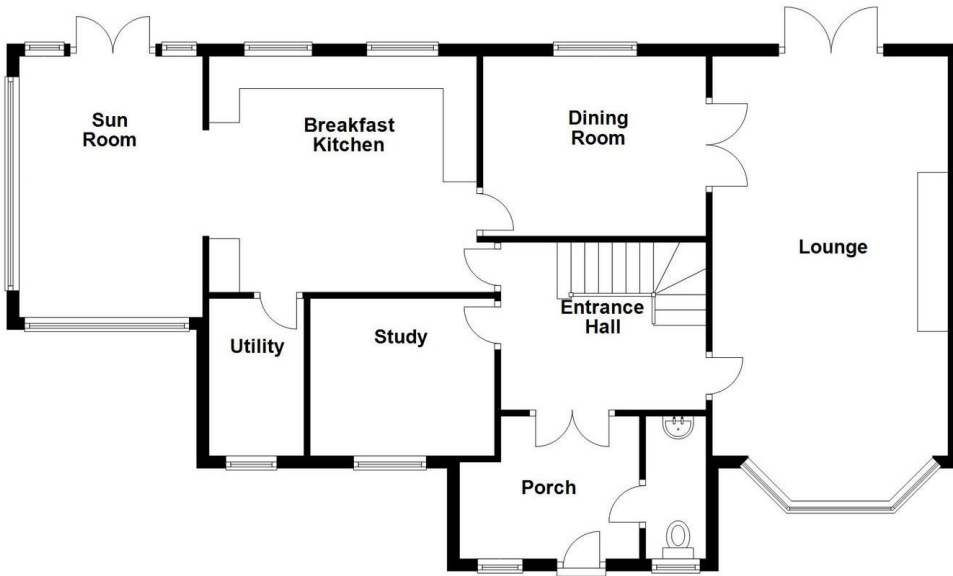
Double Garage

5.5m x 5.5m (18.03ft x 18.07ft)

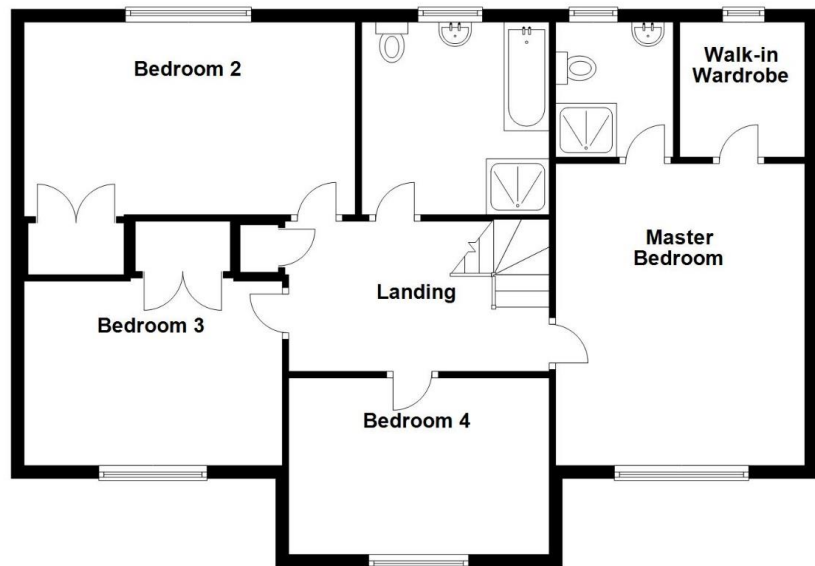
The detached double garage can be accessed via one of the two up and over garage doors to the front. The garage benefits from light and power points with its own electric consumer unit. Over head storage space in apex. Sensor lighting to the front overlooking the driveway.



Ground Floor



First Floor



When it comes to **property**
it must be


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