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Brackenborough Road, Louth



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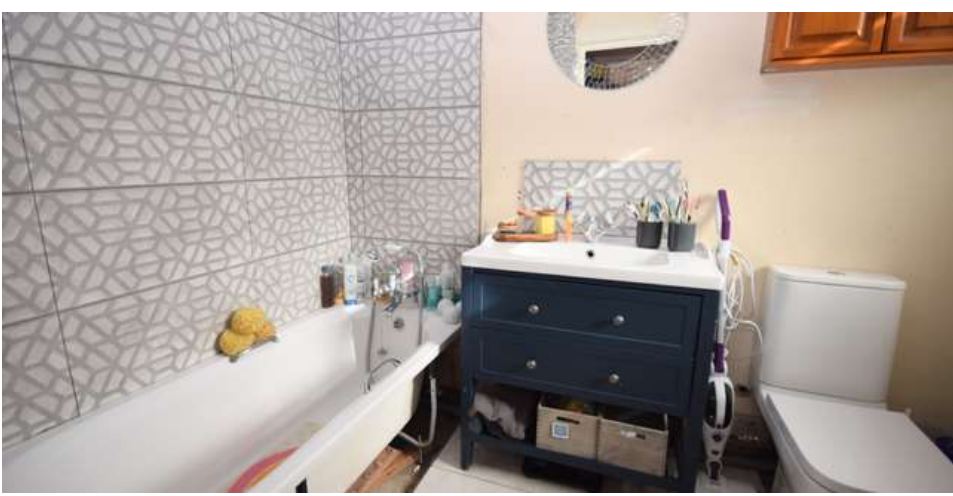
£175,000



Lovelle Estate Agency are pleased to bring to the market this spacious three bedroom period home which has been completely renovated throughout by the current owners. Including kitchens, bathrooms, bedrooms, receptions rooms, central heating, damp course, windows and electrics. There is some works still to be finishing touches to be done by the current owners such as decorating and carpeting in certain areas. The property benefits from a block paved driveway to the front and low maintenance gardens to the rear.

- Key Features**
- Recently Renovated Period Home
  - Block Paved Driveway
  - Lounge & Dining Room
  - Stunning Navy Shaker Style Kitchen
  - Front & Rear Entrance Porches
  - Bathroom

- Three Bedrooms
- First Floor Cloakroom WC
- Gardens to the Rear
- EPC rating TBC
- Tenure: Freehold





## Entrance Porch

Composite entrance door to the front elevation. Wall mounted electric consumer unit (Re wire undertaken April 2022). Open through to the Lounge.

## Lounge

3.4m x 4.3m (11.04ft x 14ft)

Angled uPVC double glazed bay window to the front elevation. Coving to the ceiling. Tv aerial and satellite point. Radiator. Open through to the dining room.

## Dining Room

3.4m x 4m (11.05ft x 13.11ft)

Double glazed patio door opening to the rear courtyard. LED spotlights. Enclosed staircase rising to the first floor accommodation with door leading. Telephone point. Leading through to the Kitchen.

## Kitchen

1.8m x 4.3m (6ft x 14.06ft)

UPVC double glazed window to the side elevation. Fitted with a stunning range of navy blue shaker style wall and base units with complementary worksurface over incorporating a composite white single bowl sink unit with drainer and stainless steel mixer tap. Two built in electric fan ovens both with ceramic induction hobs and chimney style extractor fan over. Attractive mosaic style tiling to splash areas. Plumbing for washing machine and dishwasher. Wall mounted gas fired combination central heating boiler (installed March 2022). Hardwired heat and carbon monoxide detector. Porcelain floor tiles. Leading to rear entrance porch.

## Rear Porch

0.9m x 2.4m (3.03ft x 8.02ft)

UPVC entrance door to the side elevation. Door leading to the bathroom.

## Bathroom

2.4m x 1.5m (8.01ft x 5.05ft)

UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising of a panelled bath with stainless steel mixer tap and handheld shower attachment. Vanity wash hand basin with stainless steel mixer tap and two drawers below, close coupled dual flush WC. Tiling to splash areas. Radiator.

## Landing

1.6m x 3.4m (5.11ft x 11.04ft)

Access to the loft space via loft hatch. Doors leading to the cloakroom WC and all three bedrooms.

## Cloakroom WC

0.6m x 0.6m (2.1ft x 2.08ft)

Fitted with a two piece suite comprising of a close coupled dual flush corner WC and wall mounted wash hand basin with stainless steel mixer tap.

## Bedroom One

3.4m x 3.7m (11.05ft x 12.11ft)

UPVC double glazed window to the front elevation. Two fitted double wardrobes with storage over head. LED spot lights. Radiator.

## Bedroom Two

3.4m x 2.2m (11.04ft x 7.07ft)

UPVC double glazed window to the rear elevation. LED spotlights. Radiator.

## Bedroom Three

1.8m x 3m (6.05ft x 10ft)

UPVC double glazed window to the side elevation. LED spotlights. Double fitted wardrobe with storage overhead. Radiator.

## Outside

To the front of the property is a block paved driveway providing off road parking for one vehicle.

To the rear of the property is a small courtyard area. Timber gate leading over the pedestrian right of way and to the rear garden. The rear garden currently houses two large timber garden sheds. Gravelled area. Timber garden fence to one side.





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