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Parsons Halt, Louth



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When it comes to
property it must be


lovelle



£175,000



Situated a short walk from the market town centre of Louth is this well proportioned two bedroom townhouse which benefits from off road parking in the form of a driveway and a garage. The well planned and deceptively spacious accommodation briefly comprises of entrance hall, lounge, kitchen diner, conservatory, landing, two bedrooms, bathroom and integral garage as well as front and rear gardens. No Onward Chain.

Key Features

- Short Walk from Town Centre
- Spacious Town House
- Lounge
- Kitchen Diner
- Conservatory
- Two Bedrooms
- Bathroom
- Integral Garage & Driveway
- Front & Rear Gardens
- No Onward Chain
- EPC rating D
- Tenure: Freehold





Entrance Hall

Hardwood entrance door to the front elevation. Staircase rising to the first floor accommodation. Radiator. Door leading to the lounge.

Lounge

3.2m x 4.6m (10.5ft x 15.11ft)

Dual aspect double glazed windows to the front and side elevations. Tv aerial point. The focal point of this lounge is the feature fire place with a stone effect surround with a tiled inset incorporating a gas fire. Handy spacious under stair storage cupboard. Radiator. Door leading to the kitchen diner.

Kitchen Diner

4.2m x 3m (13.7ft x 9.8ft)

Double glazed window to the rear elevation. Fitted with a range of wall and base units with complementary worksurfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Build in electric fan oven with four ring gas hob and extractor over. Plumbing for washing machine. Attractive tiling to splash areas. Radiator. Door leading to the conservatory.

Conservatory

4.4m x 2.3m (14.3ft x 7.4ft)

Of uPVC and dwarf brick wall construction with French style uPVC patio doors leading out to the rear garden. Radiators. Door leading to the integrated garage.

Landing

Access to loft space via the loft hatch. Radiator. Doors leading to both bedrooms and the bathroom.

Bedroom One

4.3m x 3.2m (14.1ft x 10.6ft)

Double glazed window to the front elevation. Large double built in wardrobes fitted with a combination of rails and shelving. Radiator.

Bedroom Two

1.9m x 3.6m (6.1ft x 11.8ft)

Double glazed window to the rear elevation. Radiator.

Bathroom

2m x 2.5m (6.4ft x 8.2ft)

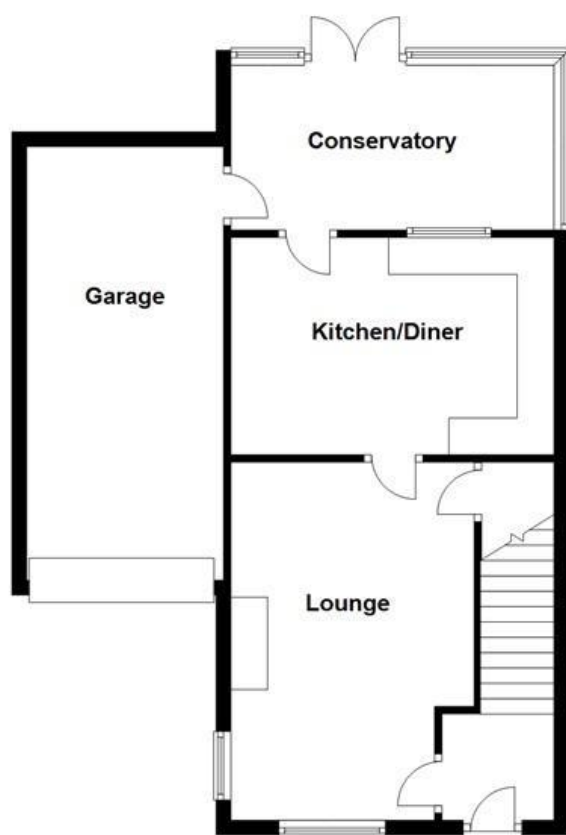
Double glazed window to the rear elevation. Fitted with a modern three piece suite comprising of a panelled bath with mains shower over and glass shower screen, close coupled dual flush WC and pedestal wash hand basin with stainless steel mixer tap. Attractive tiling to walls. Airing cupboard currently housing the hot water cylinder. Extractor fan. Chrome heated towel rail.

Garage

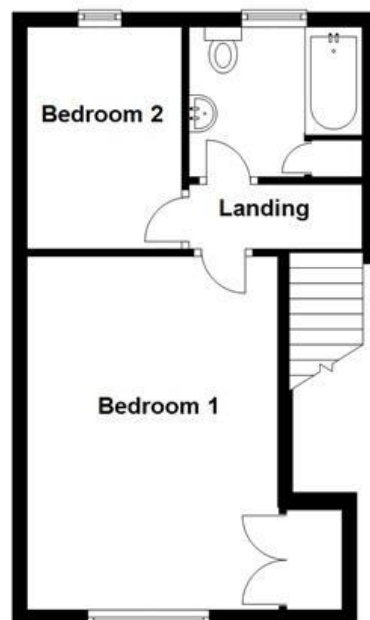
6.1m x 2.6m (19.9ft x 8.6ft)

Attached single garage which can be accessed via the up and over garage door to the front or the personal door off the conservatory. Window to the rear. Wall mounted gas fired central heating boiler. Plumbing for tumble dryer. Benefitting from light and power.

Ground Floor



First Floor



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