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Fulmar Drive, Louth



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property it must be


lovelle



£154,950



Located in a popular residential area of Louth is this well presented two-bedroom townhouse. The property is a perfect first time buy or investment and benefits from ample off-street parking and a larger than average garden for the area. This property briefly comprises of an entrance porch, lounge, breakfast kitchen, two bedrooms and a bathroom. No Onward Chain.

Key Features

- Well Presented Home
- Popular Residential Location
- Entrance Porch
- Lounge
- Breakfast Kitchen
- Two Bedrooms
- Bathroom
- Driveway
- Front & Rear Gardens
- EPC rating TBC
- Tenure: Freehold





Location

The property is located in a residential area just off Brakenborough Road which has some local shops. The market town of Louth is a short distance away, where you will find all of the attractions of a busy market town. The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service.

Entrance Porch

3'1" x 4'1" (0.9m x 1.2m)

UPVC entrance door to the side elevation and double glazed window to the front. Radiator. Door leading to the Lounge.

Lounge

11'1" x 14'1" (3.4m x 4.3m)

Double glazed window to the front elevation. The focal point of the lounge is the feature electric fire to one wall with a spindle and balustrade staircase rising to the first floor to the other. TV aerial and telephone point. Radiator. Door leading to the kitchen diner.

Breakfast Kitchen

8'1" x 11'1" (2.5m x 3.4m)

UPVC entrance door and double glazed window to the rear. Fitted with a range of shaker style wall and base units with complementary worksurfaces over incorporating a single bowl stainless steel sink unit with mixer tap and drainer. Tiling to splash areas. Gas cooker point with concealed extractor over. Plumbing for washing machine and dryer. Wall mounted electric consumer unit and Viessman gas fired central heating boiler. Radiator.

Landing

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

Bedroom One

13'1" x 8'1" (4m x 2.5m)

Double glazed windows to the front elevation. Fitted double wardrobe with over head storage and rails. Airing cupboard currently housing the hot water cylinder equipped with shelving. Radiator.

Bedroom Two

5'1" x 9'1" (1.5m x 2.8m)

Double glazed window to the rear elevation. Radiator.

Bathroom

5'1" x 6'1" (1.6m x 1.8m)

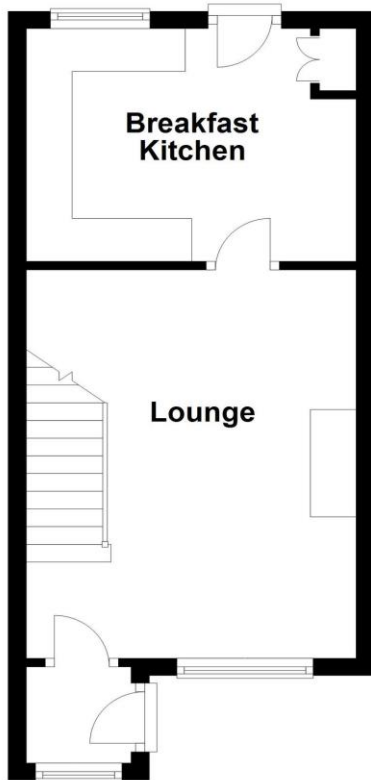
Double glazed window to the rear elevation. Fitted with a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin with mixer tap and close coupled WC. Attractive brick style tiling to walls. Extractor fan. Heated towel rail.

Outside

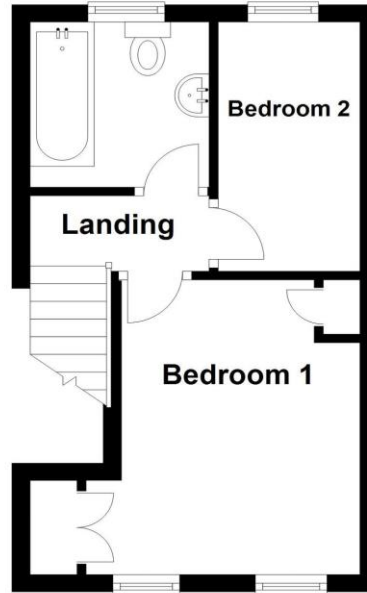
The front garden is predominately laid to lawn with a driveway providing off road parking leading down to the timber pedestrian gate which opens through to the rear gardens.

The rear garden is split into a lawned area and large paved patio area with a gravelled section to the side of the property housing a timber garden shed. Raised flower beds and flower borders. Outside tap. Scattered mature shrubs. High level timber fencing.

Ground Floor



First Floor



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