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Michael Foale Lane, Louth



When it comes to  
property it must be

  
lovelle



£154,950



Situated on a popular residential development just a short walk from amenities and Louth town centre. This block paved lane is a no through road keeping traffic down to a minimum. This spacious two bedroom end terrace benefits from allocated parking to the front of the property and briefly comprises of lounge, kitchen, cloakroom WC, two double bedrooms and family bathroom. No Onward Chain.

- Key Features**
- Popular Residential Location
  - Lounge
  - Kitchen Diner
  - Ground Floor Cloakroom WC
  - Two Double Bedrooms

- Three Piece Suite Bathroom
- Enclosed Rear Garden
- Allocated Parking to the Front
- No Onward Chain
- EPC rating C
- Tenure: Freehold





## Entrance Hall

Entrance door to the side elevation. Doors leading to the lounge, kitchen diner and cloakroom WC.

## Cloakroom WC

6'0" x 3'1" (1.8m x 0.9m)

Fitted with a two piece suite comprising of a close coupled WC and wash hand basin. Radiator.

## Lounge

13'0" x 12'1" (4m x 3.7m)

Double glazed window to the front elevation. Tv aerial and telephone points. Spindle and balustrade rising to the first floor accommodation. Radiator.

## Kitchen Diner

12'0" x 8'1" (3.7m x 2.5m)

Sliding double glazed patio doors to the rear opening to the garden. The kitchen is fitted with a range of shaker style wall and base units with complementary worksurfaces over incorporating a one and a half stainless steel sink unit with mixer tap and drainer. Built in electric fan oven with gas hob and concealed extractor over. Plumbing for washing machine and dishwasher. Attractive tiling to splash areas. Wall mount gas fired central heating boiler. Radiator.

## Landing

Access provided to the loft space via the loft hatch. Airing cupboard. Doors leading to both bedrooms and the bathroom.

## Bedroom One

12'0" x 9'0" (3.7m x 2.7m)

Double glazed window to the front elevation. Radiator.

## Bedroom Two

12'0" x 8'1" (3.7m x 2.5m)

Double glazed window to the rear. Radiator.

## Bathroom

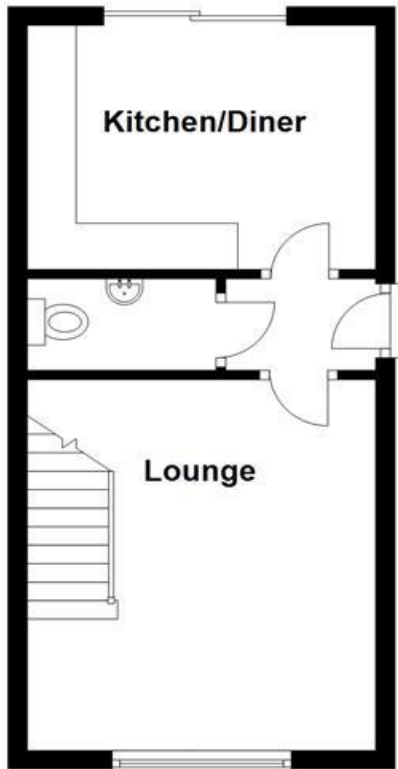
7'1" x 5'1" (2.2m x 1.5m)

Double glazed window to the side elevation. Fitted with a three piece suite comprising of panelled bath with mains shower over, close coupled WC and pedestal wash hand basin. Attractive tiling to splash areas. Extractor fan. Radiator.

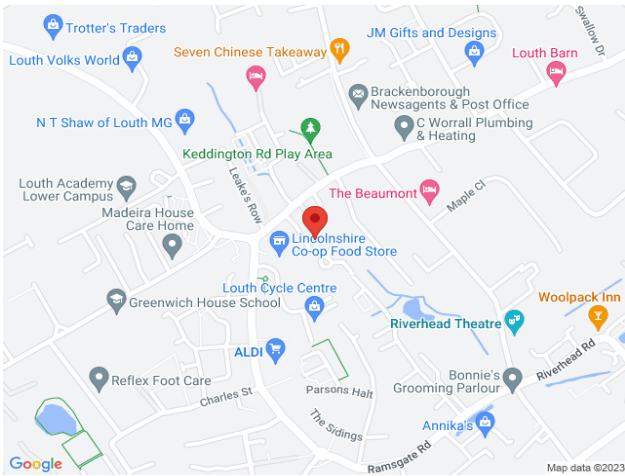
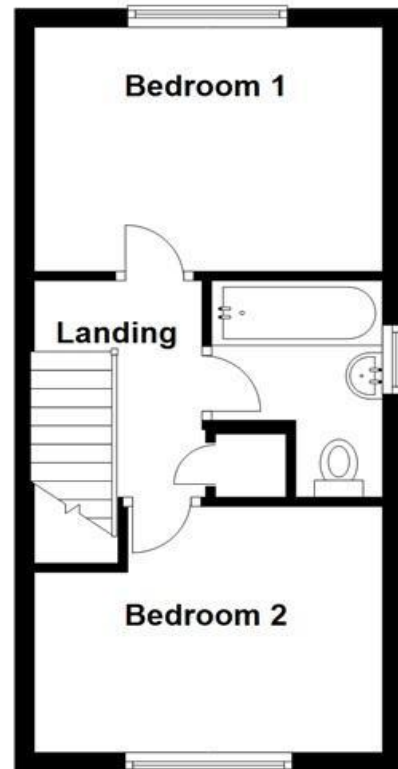
## Outside

To the front of the property is a block paved driveway providing off road parking for one vehicle. Timber pedestrian gate to the side of the property which leads to the rear garden which is fully enclosed with a high level timber fence. The garden is predominately laid to lawn with a paved patio area. Mature trees and shrubs.

## Ground Floor



## First Floor



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01507 603 366

[louth@lovelle.co.uk](mailto:louth@lovelle.co.uk)

