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Almond Crescent, Louth



When it comes to
property it must be


lovelle



£359,950



Lovelle Estate Agency are delighted to bring to the market this immaculately presented, three bedroom, detached bungalow situated just a short walk from the market town of Louth. The stunning and well planned accommodation briefly comprises of entrance hall, spacious lounge, dining area, kitchen, sun room, three bedrooms, shower room and loft room. The property benefits from 16 Owned Solar panels providing the current vendors with circa £1,000 paid back to the owners last year as well as all new radiators, kitchen, shower room and majority triple glazed UPVC windows.

Key Features

- Popular Residential Location
- Short Walk From Amenities
- Spacious Lounge
- Newly Fitted Kitchen Diner
- Sun Room
- Three Bedrooms
- Modern Shower Room
- Loft Room
- Majority Triple Glazed Windows & 16 Solar Panels
- Driveway & Gardens
- EPC rating C
- Tenure: Freehold





Entrance Hall

5'1" x 4'1" (1.6m x 1.2m)

Welcoming entrance hall with newly fitted part glazed uPVC entrance door and matching side panel. Useful built in cloaks cupboard. Wood effect laminate flooring. Door leading to the lounge.

Lounge

14'1" x 18'0" (4.3m x 5.5m)

L-shaped bright and airy room with uPVC triple glazed bow window to the front and further triple glazed window to the side. Coving to the ceiling and TV aerial point. Wall light points. Contemporary electric fire place. Radiators. Internal doors to the dining kitchen and the inner hall.

Dining Area

7'1" x 9'1" (2.2m x 2.8m)

Coving to the ceiling. TV aerial point and radiator. Open through to the Kitchen.

Kitchen

9'1" x 11'1" (2.8m x 3.4m)

Superb room with vaulted ceiling and triple aspect uPVC double glazed windows. Recently fitted with a range of dusk blue shaker style wall and base units with complementary worksurfaces over incorporating a composite single bowl sink unit with stainless steel mixer tap. Built in Lamona electric fan oven to face height and integrated microwave above. Four ring Lamona gas hob with stainless steel chimney style extractor over. Integrated Bosch fridge, freezer, slimline dishwasher and washing machine. Fully glazed door leading through to the sun room.

Sun Room

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

uPVC construction with solid roof construction. Stunning room overlooking the rear garden with fitted blinds. Wood effect laminate flooring with underfloor heating and radiator. TV aerial and wall light points.

Inner Hall

Access to all bedrooms and bathroom. Radiator. Built in airing cupboard housing the gas fired central heating boiler. Pull down loft ladder leading to the loft room.

Bedroom One

11'1" x 9'1" (3.4m x 2.8m)

UPVC triple glazed window to the rear elevation. Built in double wardrobes with sliding doors and coving to the ceiling. TV aerial point. Radiator.

Bedroom Two

11'1" x 9'1" (3.4m x 2.8m)

UPVC triple glazed window to the rear elevation. Coving to the ceiling and wall light points. Radiator.

Bedroom Three

7'0" x 6'1" (2.1m x 1.9m)

UPVC double glazed window to the rear. Coving to the ceiling and wall light points. Radiator.

Shower Room

8'1" x 6'0" (2.5m x 1.8m)

UPVC triple glazed window to the side elevation. Stunning recently fitted three piece suite comprising of double walk in shower tray with mains rainfall effect shower and additional handheld shower attachment, concealed sensor flush WC and vanity wash hand basin with soft close storage below. Vertical wall mounted towel rail. Tile effect mermaid boarding to walls. Extractor fan. Fitted blinds to window.

Loft Room

Vaulted ceiling room with window to the side elevation. Access to further storage within the eaves.

Gardens

The front garden has a brick dwarf wall and fencing to the boundary. Predominately laid to gravel with paved pathways. gated pedestrian access to the rear garden. The rear garden is has been beautifully landscaped predominately laid to lawn featuring various species of shrubs. The garden is enclosed by high level fencing to the boundary. Two private sun terraces, ideal private areas to enjoy al fresco dining in the summer months.

Brick Outbuilding

Useful brick outbuilding with part glazed uPVC entrance door and twin windows. Power and light.

Tenure

The tenure of this property is Freehold.

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of B.

<https://www.e-lindsey.gov.uk/>

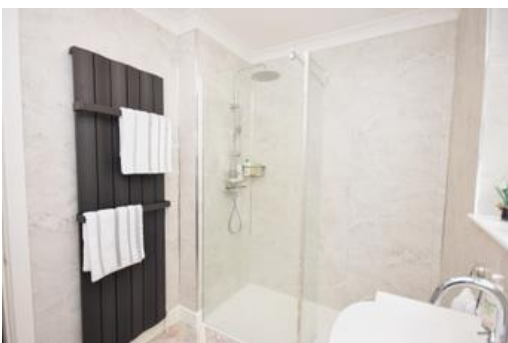
Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Mortgage Advice

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting





us. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

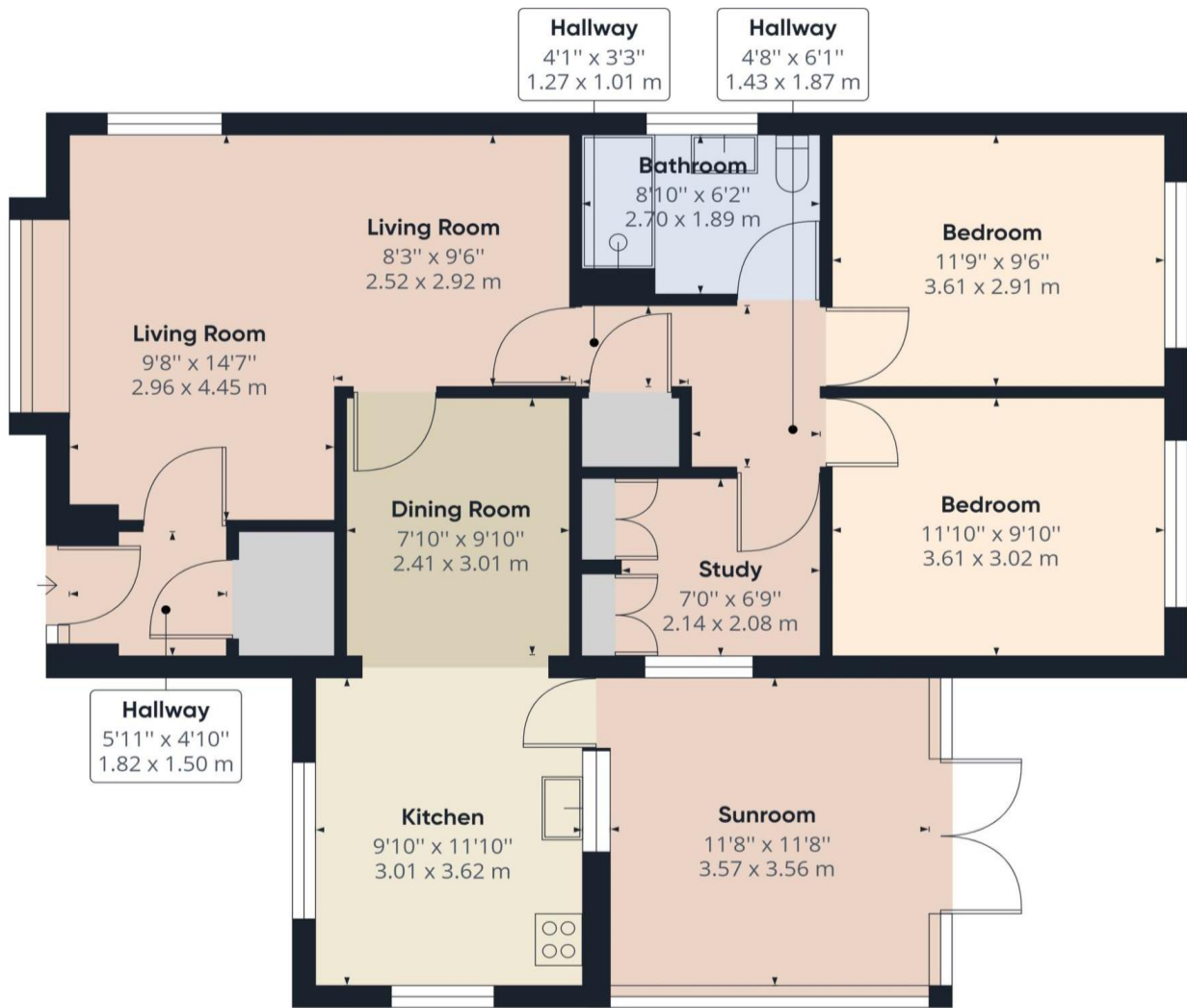
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