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Acorn Avenue, Louth



When it comes to  
property it must be

  
lovelle



£365,000



Situated on the popular residential development of Tennyson Fields in Louth on the quiet no through road of Acorn Avenue is this immaculately presented and upgraded family home. The property sits on a larger than average plot for the development with a southwest facing rear garden. The well planned, spacious accommodation needs to be viewed internally to appreciate the space on offer.

#### Key Features

- Popular Residential Development
- Stunningly Presented Family Home
- Lounge
- Gorgeous Kitchen Diner
- Utility Room & Cloakroom WC
- Four Bedrooms
- Family Bathroom & En-Suite Shower Room
- Generous Southwest Facing Gardens
- Driveway & Garage
- Internal Viewing Recommended
- EPC rating B
- Tenure: Freehold





## Entrance Hall

17'11" x 7'0" (5.5m x 2.1m)

Composite entrance door to the front elevation. Spindle and balustrade staircase rising to the first floor accommodation with handy under stair storage cupboard currently housing the wall mounted electric consumer unit and telephone point. Wall mounted central heating thermostat. Radiator. Doors leading to the cloakroom WC, lounge and kitchen diner.

## Cloakroom WC

3'0" x 5'1" (0.9m x 1.6m)

UPVC double glazed window to the front elevation. Fitted with a modern white two piece suite comprising of a concealed cistern, dual flush WC and wall hung wash hand basin with stainless steel mixer tap. Tiling to splash areas. Radiator.

## Lounge

18'1" x 11'1" (5.5m x 3.4m)

UPVC double glazed window to the front elevation. TV aerial point. Radiators.

## Kitchen Diner

19'0" x 16'0" (5.8m x 4.9m)

The spacious kitchen diner benefits from uPVC double glazed window and French style patio doors to the rear elevation. The stunning kitchen area consists of a range of shaker style wall and base units with granite work surface continuing into upstands over incorporating a sunken stainless steel one and a half bowl sink unit with worktop drainer and mixer tap with instant boiling water. Built in Bosch oven and grill to face height with five ring gas hob to breakfast bar area with stainless steel chimney style extractor hood over. Integrated fridge, freezer and Zanussi dishwasher. Under wall unit and plinth lighting. TV aerial point. Radiator. Door leading to the utility room.

## Utility Room

6'1" x 5'1" (1.9m x 1.5m)

Composite entrance door to the side elevation leading out to the driveway. Wall and base units matching those of the kitchen with granite work surface continuing into upstands. Sunken stainless steel sunken bowl unit with mixer tap. Wall mounted gas fired Ideal central heating boiler. Plumbing for washing machine and tumble dryer. Radiator.

## Landing

UPVC double glazed window to the side elevation. Double airing cupboard currently housing the hot water cylinder. Access to the loft space via the pull down loft hatch. Doors leading to all bedrooms and the family bathroom.

## Master Bedroom

10'0" x 11'1" (3.1m x 3.4m)

Two uPVC double glazed windows to the front elevation. TV aerial point. Mounted rails for wardrobe area behind the door to the bedroom. Radiator. Door leading to the en-suite shower room.

## En-Suite Shower Room

UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising of an enclosed shower cubicle with bi fold glass door and mains rainfall effect Mira Bluetooth shower and additional handheld attachment. Concealed cistern dual flush WC and wall hung wash hand basin with stainless steel mixer tap. Attractive tiling to shower and splash areas. Extractor fan. Chrome heated towel rail.

## Bedroom Two

10'1" x 10'1" (3.1m x 3.1m)

UPVC double glazed window to the rear elevation. TV aerial point. Radiator.

### Bedroom Three

9'1" x 8'0" (2.8m x 2.4m)

UPVC double glazed window to the rear elevation. TV aerial point. Radiator.

### Bedroom Four

8'1" x 7'1" (2.5m x 2.2m)

UPVC double glazed window to the front elevation. TV aerial point. Radiator.

### Family Bathroom

6'1" x 6'1" (1.9m x 1.9m)

UPVC double glazed window to the side elevation. Fitted with a modern three piece suite comprising of panelled bath with mains rainfall effect shower and additional hand held attachment over, concealed cistern dual flush WC and wall hung wash hand basin with stainless steel mixer tap. Attractive tiling to splash areas. Extractor fan. Electric shaver point. Chrome heated towel rail.

### Gardens

The property sits on a larger than average plot for the development with an open aspect lawned garden to the front and paved footpath leading to the front entrance door. Tarmacked driveway to the side of the property leading to the brick garage and timber pedestrian gate which opens to the rear garden.

The enclosed south west facing rear garden is predominately laid to lawn with a timber garden fence to the perimeters. Outside lighting, tap and power points with paved patio area perfect for alfresco dining and entertaining.

### Garage

The garage can be accessed via the up and over garage door to the front. The brick built garage benefits from light and power points.

### 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 D. <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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

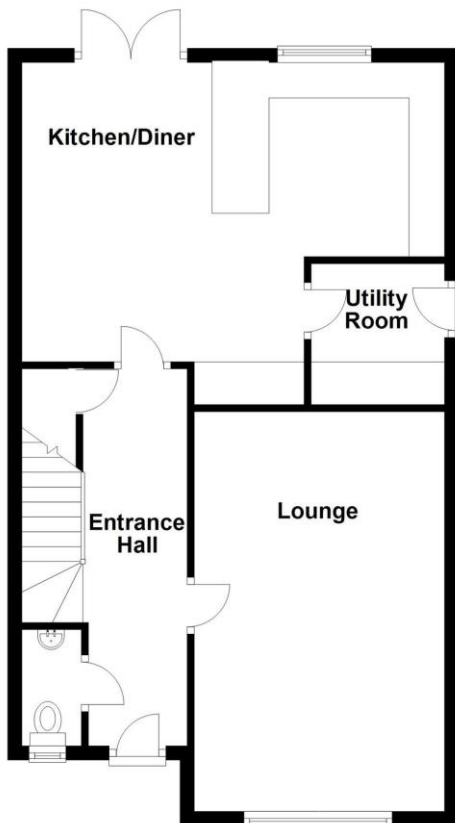
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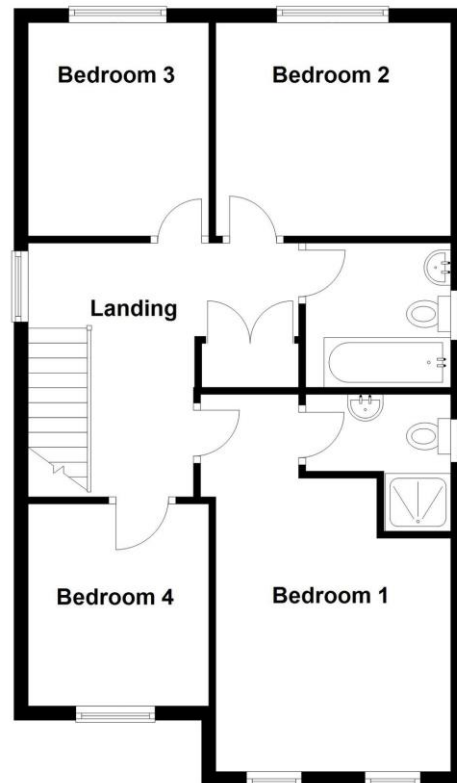
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Ground Floor



First Floor



When it comes to **property**  
it must be

**lovelle**

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