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Priory Road, Louth



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When it comes to
property it must be


lovelle



£165,000



Situated a short walk from the market town centre of Louth is this stunningly presented, recently renovated three bedroom semi detached home. This turn key property benefits from newly installed uPVC double glazing throughout. The well planned accommodation comprises of breakfast kitchen, lounge, study area, ground floor bathroom, three bedrooms and enclosed low maintenance rear garden. No Onward Chain.

Key Features

- Short Walk from Town Center
- Recently Rennovated
- Stunning Breakfast Kitchen
- Lounge & Study Area
- Ground Floor Bathroom
- Three Bedrooms
- Low Maintenance Rear Garden
- No Onward Chain
- EPC rating D
- Tenure: Freehold





Entrance Hall

UPVC entrance door to the front elevation. Staircase rising to the first floor accommodation. Doors leading to the lounge and kitchen diner.

Breakfast Kitchen

13'1" x 8'0" (4m x 2.4m)

UPVC dual aspect double glazed windows to the front and side elevations with composite entrance door to the rear. The kitchen has been fitted with a stunning range of grey shaker style wall and base units with complementary solid wood worksurface incorporating a white ceramic single bowl sink unit with drainer and stainless steel mixer tap. Built in Cooke & Lewis oven with four ring electric hob and concealed extractor over. Integrated Bosch fridge and freezer. Plumbing for washing machine. Gorgeous exposed brick style tiling to splash areas. Ideal logic gas fired central heating boiler. LED spotlights. Radiator.

Lounge

11'1" x 13'1" (3.4m x 4m)

UPVC double glazed window to the front elevation. TV aerial and telephone point. Cupboard housing the electric consumer unit and meter. The focal point of the lounge is the gas fire. LED spotlights. Radiator. Open through to the study area.

Study Area

7'1" x 6'1" (2.2m x 1.8m)

UPVC double glazed window to the rear elevation. LED spotlights. Door leading to the bathroom.

Family Bathroom

6'0" x 7'1" (1.8m x 2.2m)

UPVC double glazed window to the rear elevation. Fitted with a modern three piece suite comprising of a panelled bath with mains rainfall effect shower and additional handheld attachment, concealed cistern dual flush WC and vanity wash hand basin with stainless steel mixer tap and storage below. Attractive tiling to walls. Extractor fan. Chrome heated towel rail.

Landing

UPVC double glazed window to the rear elevation. Access to the loft space via the loft hatch.

Master Bedroom

8'0" x 13'1" (2.5m x 4m)

Dual aspect uPVC double glazed window to the front and rear elevation. Built in storage cupboard equipped with two rails. LED spotlights. Radiator.

Bedroom Two

11'1" x 7'0" (3.4m x 2.1m)

UPVC double glazed window to the front elevation. LED spotlights. Radiator.

Bedroom Three

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

UPVC double glazed window to the rear elevation. LED spotlights. Radiator.

Outside

To the rear of the property is a low maintenance gravelled garden which can be accessed via the timber pedestrian gate. Timber garden shed. Outside tap. The perimeters are made of a combination of high level fencing and boundary walls.

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 A.

<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

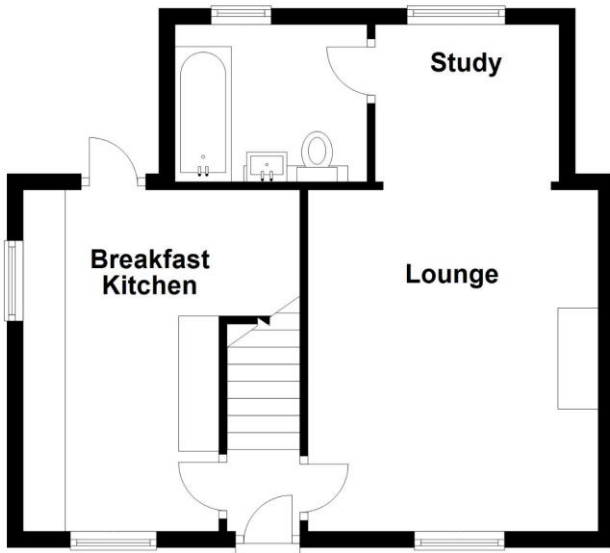
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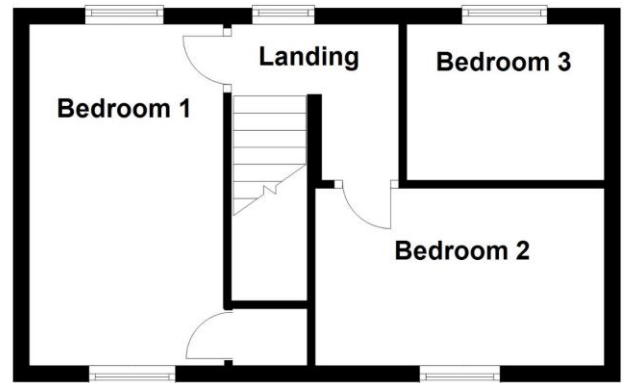
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Ground Floor



First Floor



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