

Buy. Sell. Rent. Let.



Buttercup Lane, Louth



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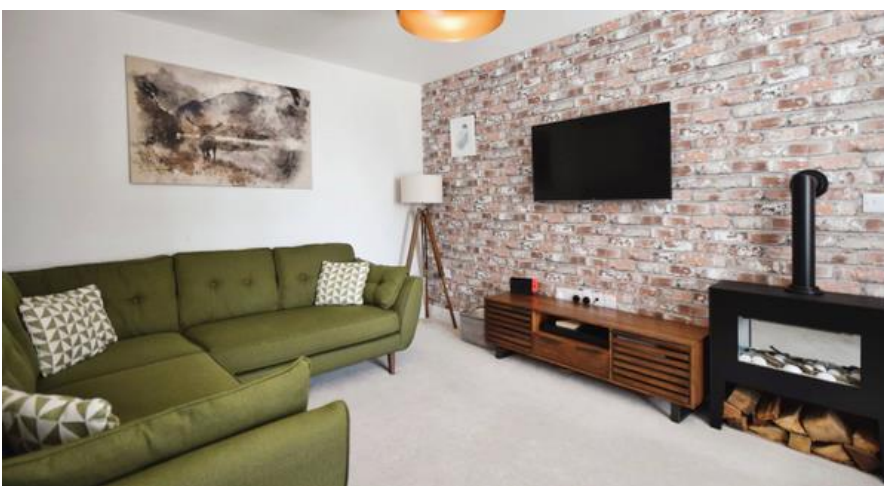
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When it comes to
property it must be


lovelle



£239,950



This charming, newly built semi-detached home features three bedrooms (including a master with en-suite), a modern kitchen with dining space, lounge, utility room, cloakroom WC a garden, a garage, parking, and is conveniently located near local amenities and the town centre.

Key Features

- Charming Semi-Detached Home
- Lounge
- Modern Kitchen with Dining Space
- Three Lovely Bedrooms
- Family Bathroom & Ensuite
- Utility Room & Cloakroom WC
- Garage & Driveway
- Built in 2022
- Popular Residential Development
- Close To Town Centre
- EPC rating B
- Tenure: Freehold





Welcome to this charming semi-detached home, now on the market for sale. You'll be pleased to know it's in great condition, ready for you to move right in!

This property boasts three lovely bedrooms. The spacious master bedroom is a double and comes with an ensuite, offering you that extra bit of privacy. The second bedroom is also a double, perfect for guests or family members. The third bedroom, a single, could be a perfect child's room or a home office.

The heart of the home is a delightful kitchen equipped with modern appliances. It even has a dining space, making meal times a communal event. And for those sunny days, just open the patio doors and step out into your garden.

Along with its cosy lounge, utility room and cloakroom WC, the property also has a garage and ample off road parking in the form of a block paved driveway, so you won't have any trouble finding a spot for your car. The garden is a wonderful spot to relax and enjoy the outdoors right at home.

Built in 2022, the property is located in a popular residential area and benefits from remaining years on the builders warranty. You'll find local amenities within your reach, and even better, it's just a short walk to the town centre.

Whether you're a couple looking for your first home or a family seeking some more space, this is an ideal place to settle down. Don't miss out on this gem, come and see it for yourself!

Entrance Hall

Composite entrance door to the front elevation. Spindle and balustrade staircase leading to the first-floor accommodation. Wall mounted central heating thermostat. Radiator. Doors leading to cloakroom, lounge and kitchen diner.

Cloakroom WC

2'1" x 5'1" (0.6m x 1.5m)

Fitted with a two piece suite comprising of a close coupled dual flush WC and corner pedestal wash hand basin. Tiling to splash areas. Extractor fan. Radiator.

Lounge

10'1" x 15'1" (3.1m x 4.6m)

UPVC double glazed window to the front elevation. TV aerial points and telephone points. Radiator.

Kitchen Diner

17'0" x 9'1" (5.2m x 2.8m)

UPVC double glazed window to the rear elevation and French style patio doors opening out to the sheltered patio area. Fitted with a range of stunning shaker style wall and base units with complementary worksurfaces/upstands. Built in electric fan oven, four ring Neff electric hob with stainless steel chimney style Neff extractor hood over. Integrated dishwasher, fridge and freezer. Composite one and a half bowl sink unit with drainer and stainless steel mixer tap. TV aerial point in diner area. Radiator. Door leading to the utility room.

Utility Room

5'1" x 10'1" (1.5m x 3.1m)

UPVC double glazed window to the side elevation. Fitted with units and worktops matching the kitchen, including a tall storage cupboard, and incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Plumbing and power for washing machine and tumble dryer. Wall mounted Worcester gas fired central heating boiler and electric consumer unit. Extractor fan. Radiator.

Landing

Access to the loft space. Handy storage cupboard including the hot water cylinder. Radiator. Doors leading to all bedrooms and family bathroom.

Bedroom One

14'0" x 13'1" (4.3m x 4m)

UPVC double glazed window to the front elevation. TV aerial and telephone points. Radiator. Door leading to the ensuite shower room.

Ensuite Shower Room

6'0" x 4'1" (1.8m x 1.2m)

UPVC double glazed window to the front elevation. Fitted with a modern three piece suite comprising of a dual flush close coupled WC, vanity wash hand basin with stainless steel mixer tap and storage below, and full-width shower cubicle with mains shower over. Extractor fan. Tiled walls. Chrome heated towel rail.

Bedroom Two

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

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

Bedroom Three

7'0" x 9'1" (2.1m x 2.8m)

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

Family Bathroom

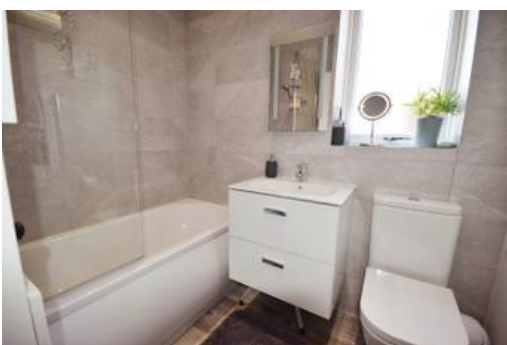
6'1" x 5'1" (1.9m x 1.5m)

UPVC double glazed window to the side elevation. Fitted with a modern three piece suite comprising of a panelled bath with shower screen and mains shower over, close coupled dual flush WC and wall hung wash hand basin unit including two drawers. Tiled walls. Extractor fan. Chrome heated towel rail.

Outside

Lawned open aspect area to the front with block paved footpath to the front entrance door and driveway leading through the timber gates and continuing to the garage. External lighting.

The rear garden is predominately laid to lawn with a sheltered paved patio area perfect for alfresco dining and small gravelled section. Flowered borders. Outside tap and lighting. High level timber fencing to the perimeters.





Garage

The garage can be accessed via either the roller garage door to the front or personal door to the side. 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 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

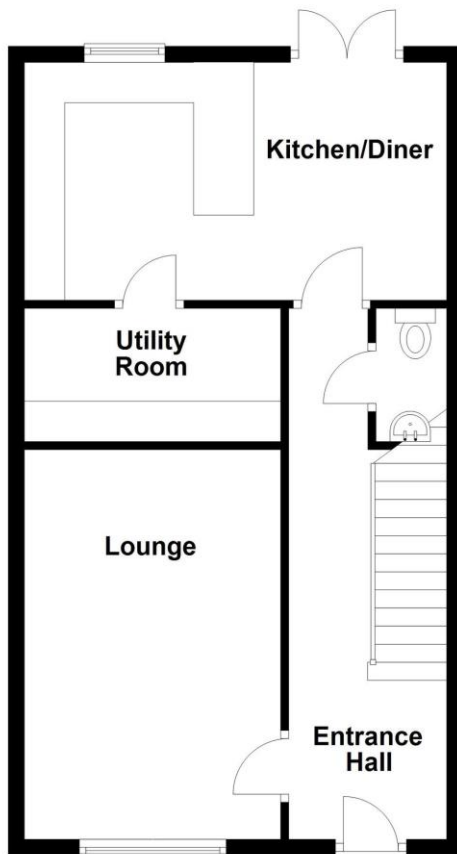
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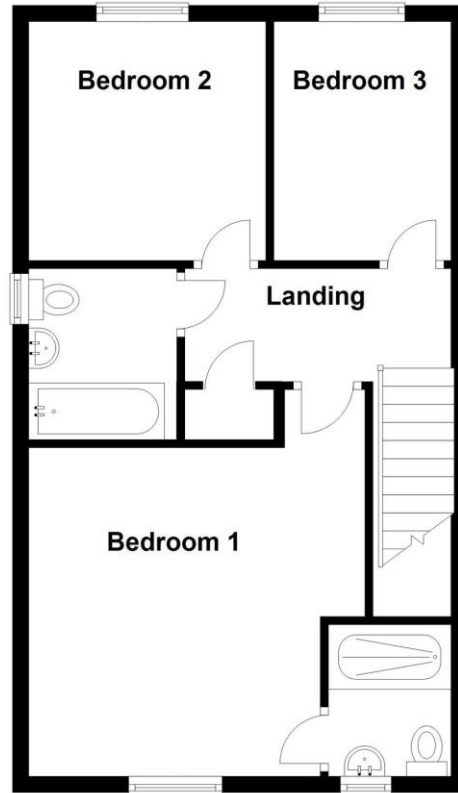
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Ground Floor



First Floor



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


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