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## Walnut Close, Louth



When it comes to  
property it must be

  
**lovelle**



£335,000



Lovelle Estate Agency are delighted to bring to the market this stunning detached four bedroom family home situated in a popular modern development in the market town of Louth. The well planned accommodation offers generous family living in the form of a spacious lounge, kitchen diner, utility room, cloakroom WC, four bedrooms and a family bathroom. As well as benefitting from an enclosed south west facing garden and driveway leading to detached garage.

#### Key Features

- Well Presented Family Home
- Stunning Kitchen Diner
- Cloakroom WC & Utility Room
- Spacious Lounge
- Four Bedrooms
- Family Bathroom & En-Suite Shower Room
- South West Facing Garden
- Detached Garage
- Popular Residential Location
- Property Still Under Warranty
- EPC rating B
- Tenure: Freehold





## Entrance Hall

7'2" x 16'12" (2.2m x 5.2m)

Composite entrance door to the front elevation. Spindle and balustrade staircase rising to the first floor accommodation with under stair storage cupboard. Radiator. Doors leading to the cloakroom WC, lounge and kitchen diner.

## Cloakroom WC

5'8" x 3'1" (1.7m x 0.9m)

UPVC double glazed window to the front elevation. Fitted with a tow piece suite comprising of a concealed cistern dual flush WC and wall hung squared wash hand basin with stainless steel mixer tap and tiling to splash areas. Extractor fan. Radiator.

## Lounge

18'5" x 11'7" (5.6m x 3.5m)

UPVC double glazed window to the front elevation. TV aerial, telephone and satellite points. Radiators.

## Kitchen Diner

19'3" x 13'4" (5.9m x 4.1m)

UPVC double glazed window to the rear elevation over looking the garden. The kitchen area is fitted with a range of stunning sage green, shaker style wall and base units with wood effect worksurface continuing into upstands, incorporating a composite one and a half bowl sink unit with drainer and stainless steel mixer tap. Built in Bosch oven and grill to face height. Four ring induction hob with stainless steel chimney style extractor over. Integrated fridge, freezer and dishwasher. Under counter lighting and LED spot lights to ceiling. The spacious dining area benefits from a set of uPVC fully glazed French style patio doors opening to the extended patio area in the rear garden. Radiator. Door leading to the utility room.

## Utility Room

6'9" x 5'7" (2.1m x 1.7m)

Composite entrance door to the side elevation leading out to the driveway. Fitted with base units matching those of the kitchen with plumbing for washing machine and tumble dryer with matching wood effect worksurfaces over incorporating a stainless steel single bowl sink unit with drainer and mixer tap. Wall mounted Ideal logic gas fired central heating boiler. Extractor fan. Radiator.

## Landing

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

## Bedroom One

12'0" x 9'11" (3.7m x 3m)

UPVC double glazed windows to the front elevation. Fitted double wardrobe with sliding mirrored doors. Telephone and TV aerial points. Radiator. Door leading to the en-suite shower room.

## En-Suite Shower Room

6'9" x 5'4" (2.1m x 1.6m)

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

## Bedroom Two

9'9" x 10'8" (3m x 3.2m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

8'4" x 9'9" (2.5m x 3m)

UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Four

8'5" x 8'12" (2.6m x 2.7m)

UPVC double glazed window to the front elevation. Radiator.

## Bathroom

6'9" x 6'9" (2.1m x 2.1m)

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

## Outside

To the front of the property is an open aspect lawned area with scattered shrubs. Paved footpath leading from the driveway and roadside to the front entrance door. External lighting.

To the side of the property is a tarmacked driveway leading down to the detached single garage as well as a continuation of the paved footpath which leads down the side of the property to the side entrance door and the timber pedestrian gate which opens to the rear garden.

The enclosed south west facing rear garden is made up of an extended slate paved patio area





leading down to the lawned section of the garden. Timber fencing makes up the perimeters of the garden. External lighting, power points and outside tap.

### Garage

10'2" x 20'3" (3.1m x 6.2m)

The detached brick built garage can be accessed via the up and over garage door to the front and benefits from light and power points as well as a spacious over head storage space.

### 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 C.

<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

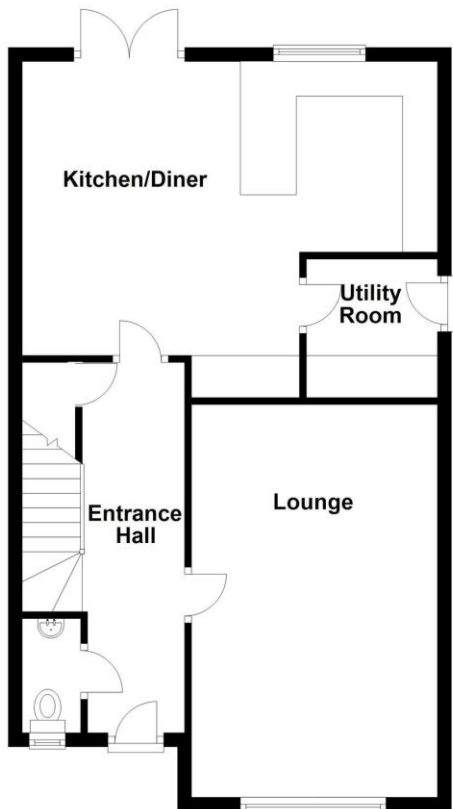
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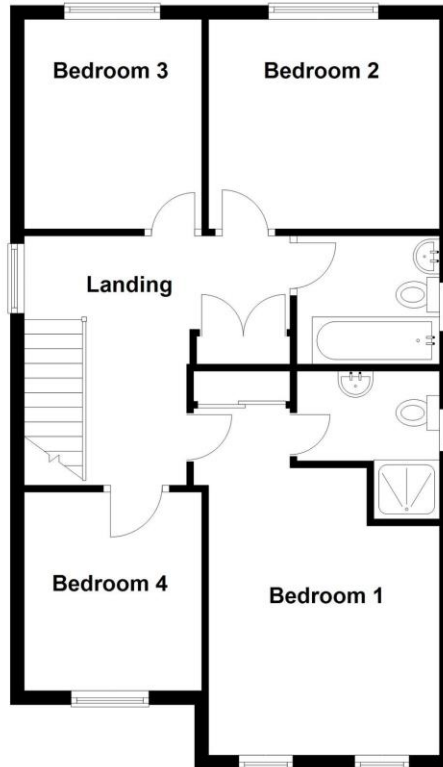
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Ground Floor



First Floor



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

  
**lovelle**

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