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Stewton Lane, Louth



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£475,000



Lovelle Estate Agency are delighted to bring to the market with no onward chain is this substantial four/five bedroom detached family home. The property sits on a plot of approximately 0.45 acer. Located on the outskirts of the market town of Louth, benefiting from a popular location close to nearby bus route connections, well regarded schools, modern leisure facilities and retail outlets. This deceptively spacious property offers front, side and rear gardens with off road parking for numerous vehicles and a double garage.

#### Key Features

- Quiet Location
- Outskirts of Louth
- Four/Five Bedroom Detached Home
- 0.45 Acre Plot
- Spacious Lounge
- Kitchen Diner & Conservatory
- Utility Room & Cloakroom WC
- Bathroom & Ensuite Shower Room
- Double Garage
- No Onward Chain
- EPC rating D
- Tenure: Freehold







## Entrance Hall

6.1m x 2.4m (20.09ft x 8.01ft)

UPVC entrance door to the front elevation. Double glazed windows to the side elevations. Spindle and balustrade staircase rising to the first floor accommodation with hand under stair storage cupboard. Radiator. Doors leading to the lounge, kitchen diner, dining room/bedroom five and the bathroom.

## Lounge

3.7m x 6.7m (12.09ft x 22.07ft)

Triple aspect windows to the side and rear elevation with a squared bay window to the front. Coving to the ceiling and two ceiling roses. Tv aerial point. The focal point of the lounge is the stunning floor to ceiling exposed brick inglenook fire place incorporating a cast iron burner with wooden mantle over. Radiators.

## Dining Room / Bedroom Five

4m x 3.1m (13.01ft x 10.09ft)

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

## Kitchen Diner

4m x 6.7m (13ft x 22.05ft)

Double glazed window to the side elevation and doors leading out to the conservatory with matching side panels. The kitchen is fitted with a range of bespoke solid wood farmhouse style wall and base units with complementary worksurface incorporating a sunken white ceramic butler sink unit. Tiling to splash areas. LPG gas and electric cooker points with chimney style extractor over. Dado rail to dining area. Radiator. Door leading to the utility room.

## Utility Room

3.4m x 3.1m (11.09ft x 10.05ft)

Dual aspect double glazed windows to the front and rear elevation. Fitted base units with worksurface incorporating a single bowl, stainless steel sink unit with drainer. Tiling to splash areas. Wall mounted electric consumer unit and Oil fired central heating boiler with airing cupboard. Plumbing for washing machine and dishwasher. Radiator. Doors leading to the cloakroom WC and rear entrance porch.

## Cloakroom WC

1.8m x 0.6m (6.01ft x 2.1ft)

Double glazed window to the rear elevation. Fitted with a two piece suite comprising of a close coupled WC and wall mounted wash hand basin.

## Rear Entrance Porch

2.8m x 3.4m (9.04ft x 11.08ft)

UPVC entrance doors to the front and rear elevations. Access to loft space via loft hatch. Door leading to the double garage.

## Conservatory

3.4m x 2.8m (11.09ft x 9.05ft)

Of uPVC construction with entrance door to the side leading out to the garden.



## Bathroom

2.4m x 2.2m (8.01ft x 7.06ft)

Double glazed window to the rear elevation. Fitted with a three piece suite comprising of a panelled bath, single shower cubicle with mains rainfall effect shower, pedestal wash hand basin and dual flush close coupled WC. Handy storage cupboard. Mermaid boarding to splash areas. Light and electric shaver point. Radiator.

## Landing

Double glazed window to the rear elevation. Access to the loft space via the loft hatch along with access to the eaves storage. Doors leading to bedrooms 1,2,3 and 4.

## Bedroom One

3.7m x 4m (12.03ft x 13.11ft)

Dual aspect double glazed windows to the front and side elevations. Single built in wardrobe. Radiator. Door leading to the ensuite shower room.

## Ensuite Shower Room

3.7m x 1.5m (12.03ft x 5.04ft)

Fitted with a three piece suite comprising of a single shower cubicle with mains shower over, pedestal wash hand basin and close coupled WC. Extractor fan. Tiling to splash areas. Radiator.

## Bedroom Two

2.5m x 4.3m (8.11ft x 14.08ft)

Double glazed window to the front elevation. Radiator.

## Bedroom Three

2.5m x 2.8m (8.07ft x 9.08ft)

Double glazed window to the side elevation. Radiator.

## Bedroom Four

2.5m x 2.8m (8.09ft x 9.08ft)

Double glazed window to the rear elevation. TV aerial point. Radiator.

## Outside

To the front of the property is a in and out return drive way giving off road parking for numerous vehicles including caravan/motor home parking. In turn leading to the front entrance doors and double garage. Wooded wildlife area to the front of the plot hosting several mature trees and shrubs.

Timber fencing to the side garden which leads to the rear both of which are laid to lawn. The current boundary is made up of a combination of timber fencing and shrubbery however there is an additional 9 meters in depth by 30 meters in width (approximately) of garden to the rear to be included in the sale.

Enclosed courtyard area which is fully paved with access to the large timber shed. Oil storage tank.



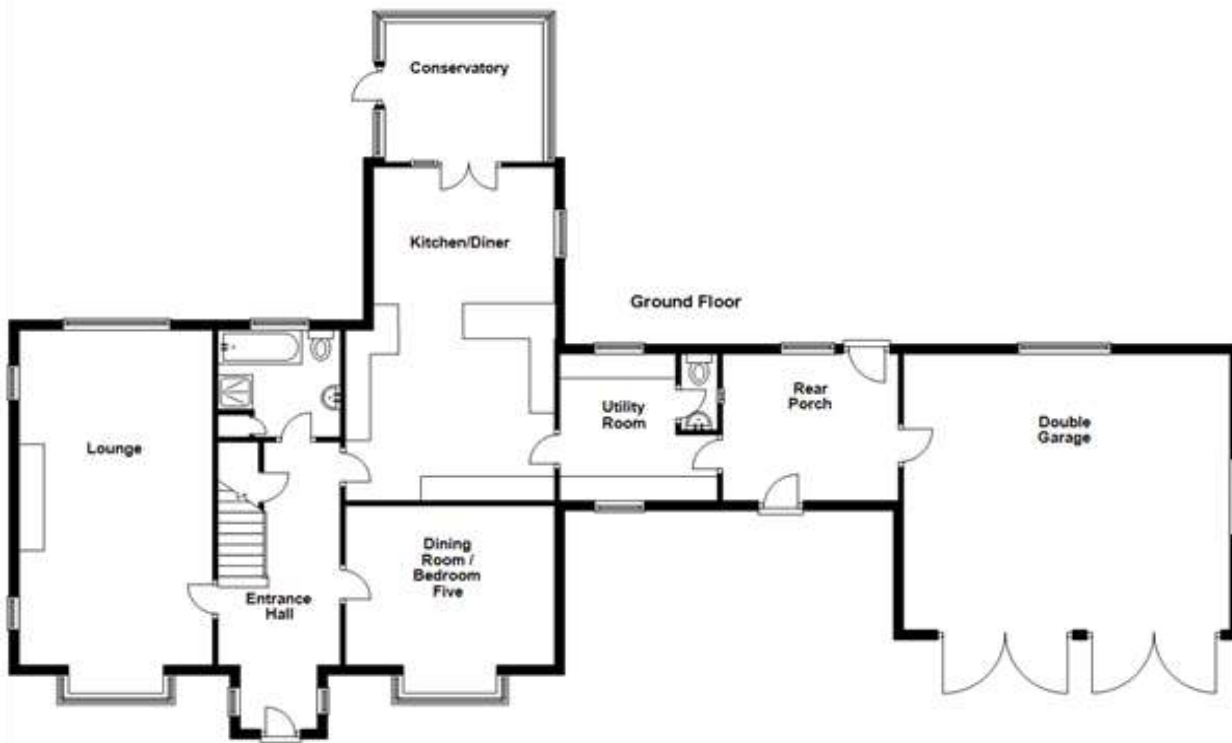


## Double Garage

5.5m x 6.4m (18.07ft x 21.06ft)

The double garage can be accessed from the rear entrance porch or through one of the two double doors to the front. Several light and power points.





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