



## 6 FALCON AVENUE

LOUTH, LN11 0ZJ

**£365,000**  
**FREEHOLD**

Announcing Falcon Avenue.

This meticulously kept and presented modern detached home offers spacious and well planned family living effortlessly.



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01724 642002



# 6 FALCON AVENUE



## DESCRIPTION

As you step inside via the welcoming reception hallway, you are greeted by three inviting reception rooms, ideal for everyday family life, entertaining guests or simply unwinding after a busy day. The heart of this home lies in its beautiful open-plan living dining kitchen, complete with a fantastic range of integral appliances and with double doors overlooking the gardens. Additionally, a separate lounge also overlooks the gorgeous south facing rear garden, providing a serene and spacious spot to get cosy on the sofa in front of the telly with all the family, Need a quiet space to work from home? Look no further than the generous sized study, offering versatility to suit your needs and may also be used as a children's play room or snug.

Rising to the first floor, four generously sized bedrooms await with luxurious en-suite shower-room servicing the master bedroom and a well proportioned family bathroom catering for the remaining three bedrooms.

Outside, a larger than average south-facing rear garden beckons, with well planned outdoor seating areas that are just perfect for al fresco dining or simply soaking up the sun.

Parking is a non-issue with a driveway for two cars as well as a detached single garage.

Benefitting from a remainder of its NHBC warranty and solar panels as well, this modern detached property truly offers a perfect blend of comfort, style and practicality.

## HALLWAY

An impressive composite door opens into the welcoming Reception Hallway with stairs rising to the first floor with open recess beneath and doors to all principal rooms.

## OPEN PLAN LIVING KITCHEN

Delivering an aesthetically impressive and well planned, family functional space. This truly stunning area offers a fantastic range of integral appliances, plenty of fitted storage options and is also bathed in natural light thanks to a large window to the front with fitted shutters and double doors opening onto the south facing rear garden.

## KITCHEN AREA

With ample and neutral finished storage units throughout, the Kitchen space offers a breakfast bar island area with further useful storage to the opposite side, flowing onto the further working areas that make this space a dream for the keen cook! Quality integral appliances include a fridge, freezer, dishwasher, 4 ring gas hob with extractor hood over and two chest height electric fan ovens with units to eye level above and further storage below and adjacent.

The wall mounted condensing gas fired boiler is also cleverly concealed to one of the corner larder style cupboards

Metro style gloss finished tiled upstands an inset sink unit and wood topped worksurfaces compliment this fitted kitchen wonderfully and flow onto:

## LIVING/DINING AREA

Ideally suited as a dining and/or living area with low level feature pendant lighting above the dining table area, double doors and complimenting full length side panels opening onto the rear gardens and patio and with a useful door opening to:

## LOUNGE

A generously proportioned formal reception room with windows and double doors leading onto the rear gardens and a further patio area, There is also ample space for media outlets, large comfy sofas

and armchairs and a further door links back to the reception hallway for ease of access.

### **UTILITY/WC**

The extremely handy WC/Utility/Laundry Room offers fitted units, work surface and upstands complimenting those in the Kitchen area and an inset sink unit. Adding to the further practicality, there is also an integrated washing machine and tumble dryer.

### **STUDY**

A useful office space or also offering the versatility to be an additional cosier Snug or Playroom with window with fitted shutters to the front.

### **FIRST FLOOR LANDING**

The spacious reception landing provides access to the four bedrooms, family bathroom as well as a door to the airing cupboard housing the hot water cylinder and loft access hatch.

### **MASTER BEDROOM**

The beautiful and bright Master Bedroom enjoys two windows to the front with fitted shutters, feature painted timber panelling to one wall and having more than ample space for a king size bed and further bedroom furnishings. Door to:

### **ENSUITE**

Modern, luxurious ensuite with a generous fully tiled shower area with sliding entrance doors and direct feed shower.

The wash hand basin features a contrasting textured tiled upstand, WC, towel rail radiator, shaver point and extractor..

### **BEDROOM TWO**

A spacious double bedroom with window to the front with fitted shutters and ample space for a kingsize bed and further furnishings.

### **BEDROOM THREE**

Another spacious double bedroom with window to the rear and fitted shutters. Whilst currently utilised as a large Dressing Room with a range of open fitted open storage closet with hanging rails by the present owners, there is ample space for a kingsize bed and further furnishings as well.

### **BEDROOM FOUR**

Another spacious double bedroom with window to the rear and fitted shutters.

### **FAMILY BATHROOM**

This large Family Bathroom easily services the three double bedrooms and offers the practicality of both a bath and shower.

Frosted window to the rear elevation with shutters, textured tiled splashbacks and upstands, a large bath with direct feed double head shower above and side splashscreen, wash hand basin with complimenting textured tiled upstands, WC, extractor and towel rail radiator.

### **OUTSIDE**

The larger than average south facing rear garden is a wonderfully secluded sun trap and features two paved patio areas, stepping stone pathway through the formal lawns leading to a fantastic raised decked entertaining and outdoor dining area. A side pedestrian gateway leads onto the driveway and garage for ease of access.

The Front Gardens are planted and pebble finished for ease of maintenance with a central pedestrian pathway leading to the front entrance door with portico over.

### **GARAGE**

Having up and over door, power and lighting.

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### ADDITIONAL INFORMATION

**Local Authority** – East Lindsey District Council

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1539.25 sq ft

**Tenure** – Freehold







### Falcon Avenue, Louth

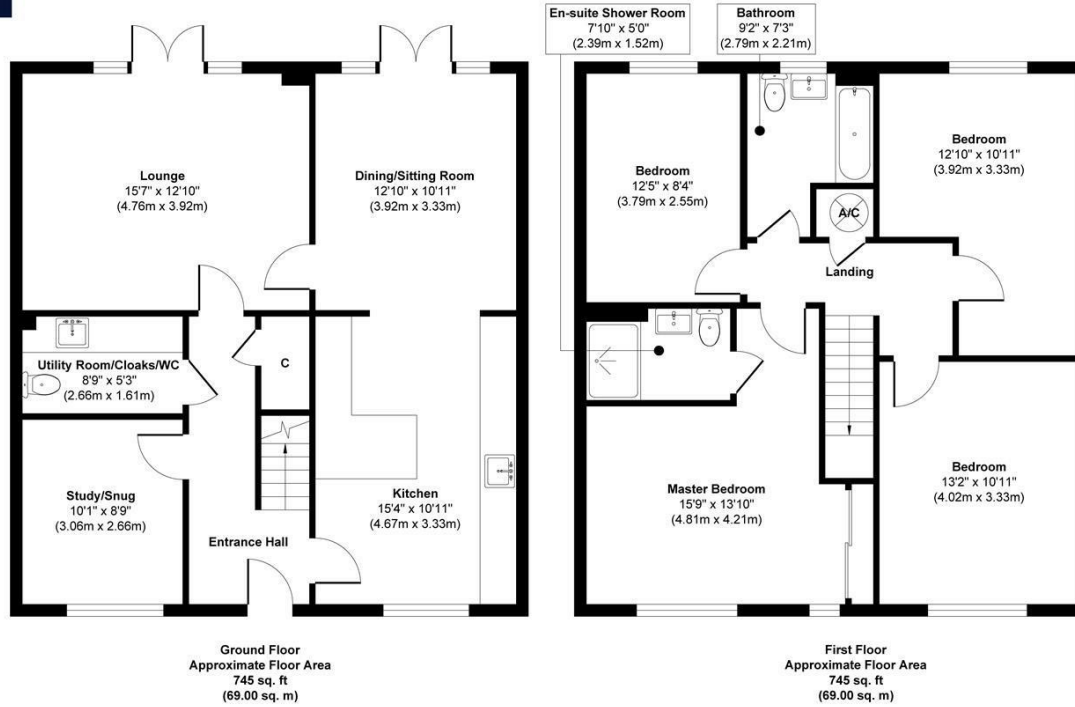


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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