



4 STATION APPROACH

LOUTH, LN11 0PS

£199,950
FREEHOLD

Presenting Station Approach - this well planned two bedroomed semi-detached bungalow is offered for sale with no onward chain.



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DESCRIPTION

Welcome to this charming two-bedroom semi-detached bungalow located in the sought-after area of Station Approach in Louth with ease of access to all of the town's fantastic amenities.

This property boasts a spacious front-facing lounge, perfect for relaxing or entertaining guests and is conveniently situated adjacent to the Kitchen.

The modern, recently refitted shower-room adds a touch of luxury to this lovely home and services the two well proportioned bedrooms.

Situated on a large corner plot, this bungalow offers ample outdoor space including a sunken patio area, ideal for enjoying the sunny days ahead.

The gated driveway provides parking for two large vehicles, ensuring convenience for you and your guests. Additionally, a garden shed offers extra useful storage space.

With the added benefit of gas fired central heating, triple uPVC glazing throughout and no onward chain, this is an attractive option for those looking to move quickly as well. Don't miss out on the opportunity to own this delightful property in a prime location.

ENTRANCE HALL

The welcoming reception hallway provides access to all principal rooms and also includes a handy Utility/Airing Cupboard with shelving and housing the hot water cylinder. (Airing cupboard - 0.85m x 0.87m / 2'9" x 2'10")

LOUNGE

The formal reception room enjoys tri-aspect views provided by two windows to the front and one to either side with a focal fireplace and inset electric ;living flame effect fire, TV point and ample space for sofas and armchairs.

KITCHEN

The fitted kitchen offers a range of units to base level with contrasting worksurface over and a complimenting larder style unit and units to eye level, inset sink unit with two windows to the side elevation above, space for washing machine, fridge and freezer and cooker (included) The kitchen concludes with the wall mounted gas fired 'Worcester Bosch' combi boiler.

BEDROOM TWO

Having window to the side elevation overlooking the gardens, this spacious room offers space for double bed and further bedroom furnishings and could also be utilised as a separate dining room if desired.

SHOWER-ROOM

The modern shower-room has a frosted window to the rear, wash hand basin, WC and large walk

in shower cubicle with full length side splash-screen, direct feed shower and marble effect tiling to splashbacks.

BEDROOM ONE

With window to the front, the master bedroom offers ample space for a king sized bed as well as further bedroom furnishings.

OUTSIDE

The wraparound plot provides a beautiful outside space and stunning views across to St James Church Spire as well. Set to majority lawn with post and rail fenced borders, pedestrian gate leading to the front entrance doorway via pathway through the low maintenance pebble finished front garden area with paved insets perfect for flowerpots and garden furniture.

The pathway continues around the property and guides us onto the formal lawns, complete with a sunken paved patio area and concluding with the long gated driveway for ease of off road parking.

GARDEN SHED

Conveniently tucked away to the rear of the property, this large Garden Shed provides a useful outdoor tool/garden equipment store.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey District Council

Council Tax – Band C

Viewings – By Appointment Only

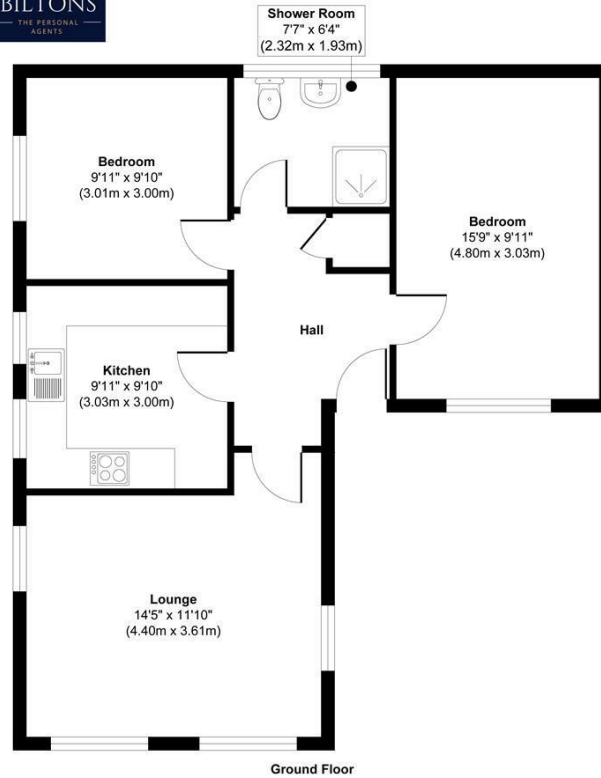
Floor Area – 631.00 sq ft

Tenure – Freehold





Station Approach, Louth



Approx. Gross Internal Floor Area 631 sq. ft / 58.60 sq. m
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) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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