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lovell



King Street, Yarburgh



When it comes to
property it must be


lovelle



£325,000



This well maintained detached three-bedroom house offers spacious, light-filled living with three reception rooms, panoramic countryside views, a generous garden, private parking, and a garage, all set in a tranquil rural village close to the coast and town amenities.

Key Features

- Detached Family Home
- Three Double Bedrooms
- Spacious Full Length Lounge
- Large Dining Room
- Breakfast Kitchen
- Utility & Conservatory
- G/F & F/F Cloakroom WC's
- Ample Parking & Garage
- Front & Rear Gardens
- Open Field Views
- Tenure: Freehold





Presenting an exceptional opportunity to acquire a detached house in a quiet rural village, this property is offered for sale in good condition and combines the tranquillity of countryside living with the convenience of a short drive to both the coast and the nearby town of Louth. This well-maintained home is perfect for those seeking space, comfort, and wonderful views, featuring three double bedrooms, three reception rooms, and a range of unique features that add immense appeal.

Set behind a generously proportioned front garden, the property welcomes you with ample private parking and a spacious integral garage, creating ample room for multiple vehicles and additional storage. Upon entering, you are greeted by a sense of light and space which continues throughout the residence. A ground floor cloakroom WC adds a practical touch and is ideal for guests and family alike, while an additional cloakroom WC is situated on the first floor.

Reception areas are thoughtfully arranged to maximise both relaxation and entertaining. The main living room spans the full depth of the home, providing a wonderfully spacious environment for family gatherings or peaceful evenings in. Elegant windows frame garden and field views, and a feature open grate fireplace forms a striking focal point, offering both warmth and classic style. The space benefits from excellent natural light, contributing to a welcoming, airy atmosphere.

The formal dining room creates an ideal setting for more refined occasions and family meals, while the spectacular conservatory at the rear seamlessly links the indoors with the natural beauty of the surrounding landscape. Boasting panoramic garden and open field views, this versatile space provides direct access to the garden, making it perfect for summer entertaining, morning coffee, or simply enjoying the peaceful outlook.

The kitchen is designed to serve the needs of a busy household, featuring a dedicated dining space for casual meals and gatherings. Views over the garden and fields beyond establish a delightful backdrop to your daily routines. The addition of a utility room enhances practicality, providing space for laundry and extra appliances, ensuring the kitchen remains both attractive and functional.

The first floor comprises three generously sized double bedrooms, all well-presented and enhanced by ample built-in wardrobes and overhead units for excellent storage solutions. Each bedroom enjoys open views across the fields, bringing a sense of the countryside into your personal space. The principal bedroom is further equipped with plumbing for a shower and a walk-in eaves area, creating flexibility for future en-suite possibilities.

A well-appointed shower room features a double shower cubicle, as well as an airing cupboard for linen storage. The thoughtful layout is designed with family living in mind, offering both comfort and functionality.

Externally, the property continues to impress. The garden is low maintenance and provides a serene retreat. Whether relaxing in the sunshine, gardening, or entertaining friends in the summer months, the extensive outdoor space is sure to be enjoyed throughout the seasons. The unique outlook across open fields to the rear reinforces the sense of privacy, tranquillity, and connection to nature.

Additional benefits include the property's council tax band D and its privileged position on the edge of a sought-after rural village. Scenic walking routes are available nearby, encouraging a healthy, outdoor lifestyle and offering opportunities to explore the surrounding countryside. For those who value connectivity, the coast and town amenities are both a short drive away, ensuring that the necessities of modern living are always within reach.

This property represents a rare chance to secure a spacious and well-maintained detached home in a truly idyllic location, with stunning field views, generous proportions, and a host of desirable features. Early viewing is highly recommended to appreciate all this distinguished residence has to offer. For further information or to arrange a visit, please contact our office at your earliest convenience.

Room Measurements

Ground Floor

Entrance Hall: 12'03" x 6'01"
Lounge: 19'10" x 11'11"
Dining Room: 10'10" x 18'05"
Breakfast Kitchen: 17'03" x 11'04"
Utility Room: 8'01" x 4'03"
Cloakroom WC: 2'07" x 4'09"
Conservatory: 15'00" x 8'06"

First Floor

Master Bedroom: 12'06" x 10'11"
Bedroom Two: 9'02" x 11'09"
Bedroom Three: 10'07" x 11'10"
Shower Room: 7'00" x 10'10"
First Floor Cloakroom WC: 5'11" x 2'08"

Garage: 19'09" x 10'07"

Disclaimer

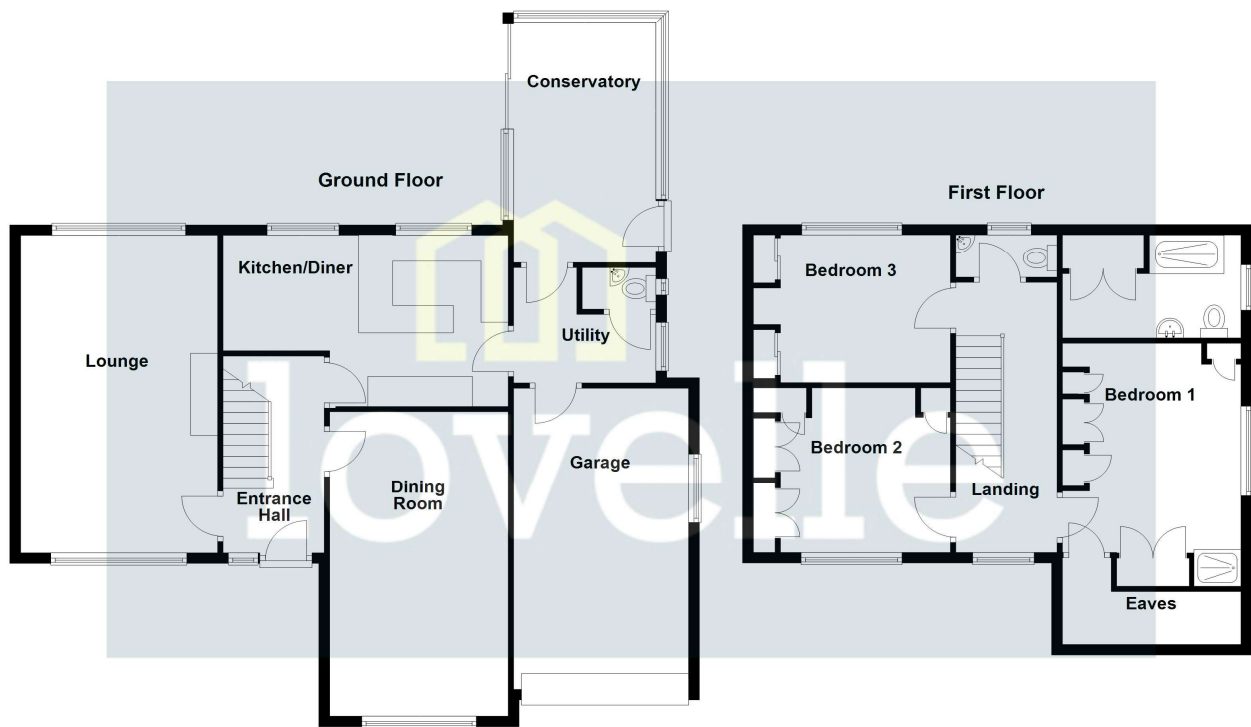
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Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.







Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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