



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

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Gold Trusted  
Service Award

2023

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**2 Anthony Crescent**  
Louth, Lincolnshire. LN11 0AY

**BELL**



## 2 Anthony Crescent, Louth



2 Anthony Crescent is a well-presented, three bedroom family home with attractive gardens, set to a generous plot. With ground floor providing particularly spacious, versatile spaces; including garden room and office – alongside flowing living room, dining room, kitchen; utility and entrance porch. First floor accommodation includes the master bedroom, with en suite shower room. The property enjoys use of a wide driveway and double garage, with pleasant lawned front and rear garden.

The property is situated only a short walk from the centre of Louth, providing many local amenities including shops, restaurants and a choice of schools including the highly regarded King Edward VI Grammar School and Louth Kidgate Primary School, both of which currently have an Outstanding Ofsted rating.



### ACCOMMODATION

Entered to the front through UPVC double glazed obscure leaded door, to

**Entrance Porch** having uPVC obscure double glazed leaded front entrance door with uPVC obscure double glazed full height windows; tiled floor, wall light and power point. uPVC double glazed door with matching side panels to:

**Hallway** having spindle and balustrade carpeted staircase to first floor, built in under stairs storage space, carpeted floor, radiator, ceiling light and power point. Doors to kitchen and to:



**Living Room** having uPVC double glazed windows to front and side aspects; stone style fireplace with TV point above, carpeted floor, wall and ceiling lights and power points. Double doors to:

**Dining Room** with uPVC double glazed windows to side and rear aspects; wood effect flooring, radiator, ceiling light and power points. Open doorway to kitchen and folding doors to:

**Office** with uPVC double glazed windows to front, side and rear aspect; wood effect flooring, wall lights and power points.

**Kitchen** having uPVC double glazed window to rear aspect; an excellent range of modern storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop with space and connections for upright American style fridge-freezer, integrated dishwasher, Bosch oven and grill, four ring hob beneath extractor canopy. Tiled floor, ceiling lights and power points. uPVC obscure double glazed door to:

**Utility** having uPVC obscure double glazed window to side aspect; a good range of storage units to base and wall levels plus full height cupboard, sink and drainer inset to roll edge worktop, carpeted floor, radiator, wall mounted gas fired Ideal boiler, ceiling light and power points. uPVC door to garage and uPVC obscure double glazed door to rear grounds. Door to:

**Cloakroom** with uPVC obscure double glazed window to rear, low level WC, carpeted floor and ceiling light.

### First Floor

**Gallery Landing** with uPVC double glazed window to side aspect; carpeted floor, loft access hatch, radiator, ceiling light and power points. Doors to first floor accommodation.

**Family Bathroom** having uPVC obscure double glazed window to rear aspect; bath with shower attachment, tiled surround, pedestal wash hand basin and low level WC. Louvre door built in storage cupboard, carpeted floor, tiles to walls, radiator and ceiling light.







**Bedroom** with uPVC double glazed window to rear aspect; built in wardrobe space, carpeted floor, radiator, ceiling light, TV point and power points.

**Master Bedroom Suite** with lobby area leading to en-suite shower room and:

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points.

**En-suite Shower Room** having shower cubicle with monsoon and regular head over, tiled surround, wash hand basin inset to vanity unit with mirror, lights and shower socket over. Vinyl flooring, built in storage space, heated towel rail and ceiling light.

**Bedroom** with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling light and power points.

## OUTSIDE

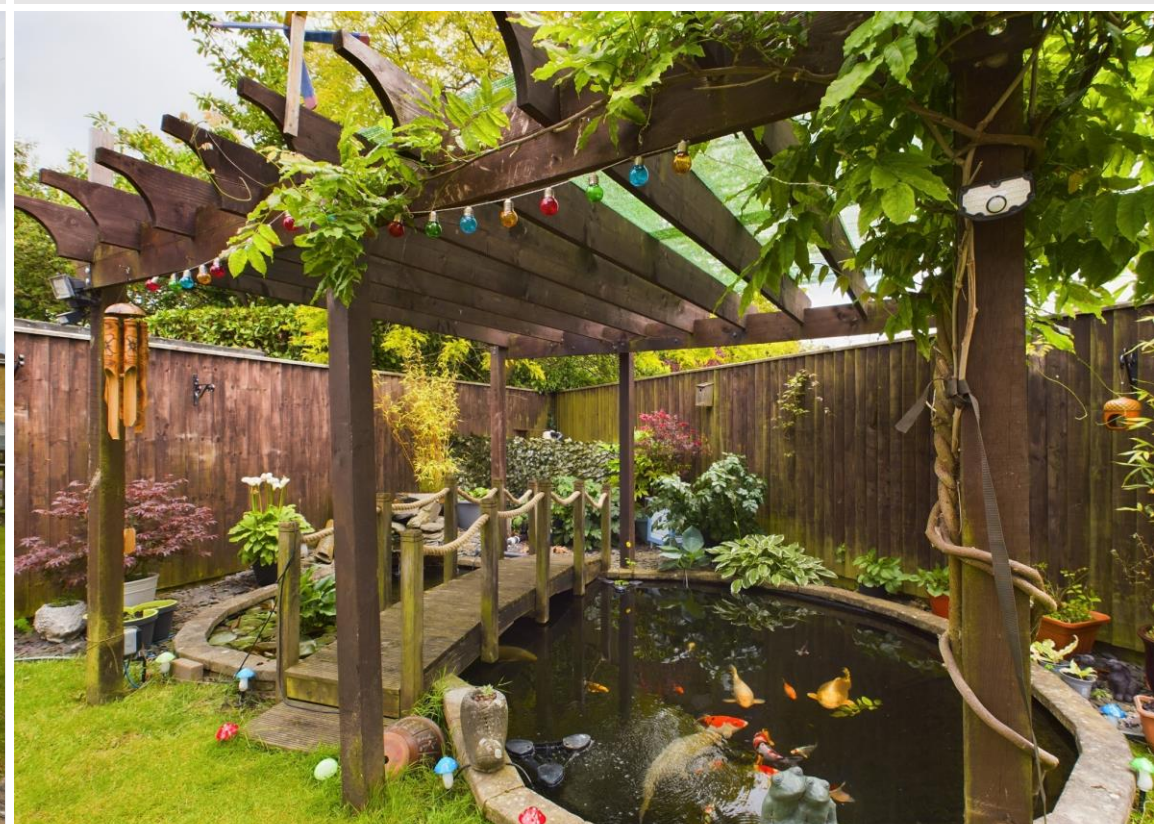
The property is approached to the front up wide, brick paved driveway providing ample off road parking for multiple vehicles and leading to the **Double Garage** with light and power, uPVC obscure double glazed window to rear, access to utility.

Accessed externally, or via uPVC door from the rear of the garage, is the **Garden Room** with uPVC double glazed windows to side and French doors to rear; this space currently houses the hot tub (available subject to negotiation), with multiple power points.

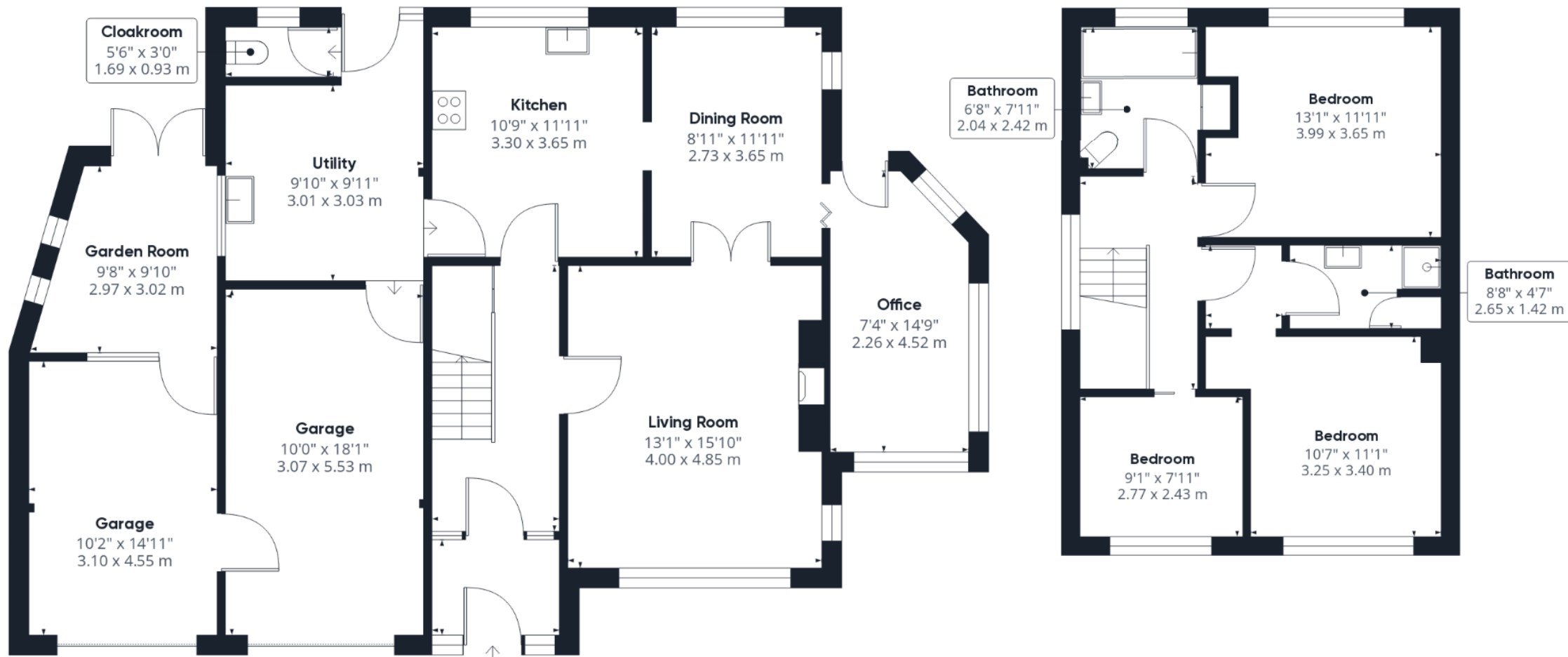
The front garden is laid to lawn, with a range of established flowers set to well maintained borders; wood fencing and a range of mature shrubs containing the boundaries. Personnel gates lead through to the child and pet friendly, secure rear garden: laid predominately to lawn, with paved patio seating and slate-chipped plant beds. To the rear stands an attractive pergola, with fish pond beneath spanned by a small wooden bridge feature.











East Lindsey District Council – Tax band: C ENERGY PERFORMANCE RATING: D

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office...

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