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Leakes Row, Louth



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When it comes to
property it must be


lovelle



£145,000

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*** Recently Reduced ***

If you are looking for a period cottage located in a quiet area of the Town, this is the property for you!

Key Features

- Charming Mid Link Cottage
- Quiet Private Lane & Parking
- Lounge & Breakfast Kitchen
- Conservatory & Bathroom
- Two Bedrooms & Loft Room
- Private Rear Garden
- EPC rating E
- Tenure: Freehold





*** Recently Reduced ***

We are delighted to offer for sale this charming period cottage located on a quiet and private lane within the town. The property is close to local amenities and benefits from uPVC double glazing and gas central heating. The superb accommodation is beautifully presented, well planned and briefly comprises lounge, breakfast kitchen, conservatory, landing, two bedrooms, loft room/bedroom 3 and bathroom. Private rear garden. Thus property is being sold with no forward chain involved.

Lounge

13'10" x 12'2" (4.2m x 3.7m)

Part glazed uPVC entrance door and window to the front. The main focal feature of this lovely room is the fire surround with stone hearth and electric fire. Built in cupboards either side of the chimney breast. TV aerial point. Radiator. Ledged and braced door to the kitchen.

Breakfast Kitchen

11'3" x 7'11" (3.4m x 2.4m)

Window and part glazed uPVC door to the conservatory. Fitted with wall and base units with complementary worksurface incorporating 1 1/2 bowl sink unit with mixer tap. Breakfast bar area. Electric cooker point and plumbing for a washing machine. Partially tiled walls and wood effect laminate flooring. Wall mounted gas fired boiler. Staircase rising to the first floor with under stairs storage area.. Radiator.

Conservatory

9'7" x 9'0" (2.9m x 2.7m)

uPVC construction with French style doors opening to the rear garden. Ceramic tiled floor.

Landing

Access to both bedrooms and bathroom.

Bedroom One

13'10" x 9'3" (4.2m x 2.8m)

Window to the front. Door leading to the staircase to the loft room/bedroom. Large under stairs wardrobe with shelving and rails. Radiator.

Bedroom Two

7'11" x 7'2" (2.4m x 2.2m)

Window to the rear. Built in wardrobe and radiator.

Bathroom

7'11" x 5'2" (2.4m x 1.6m)

Fitted with a three piece modern white suite comprising panelled bath with rainfall mixer shower over. Vanity wash hand basin and enclosed cistern wc. Fully tiled neutral walls with a decorative mosaic border and ceramic tiled floor. Chrome heated towel rail.

Loft Room/Bedroom 3

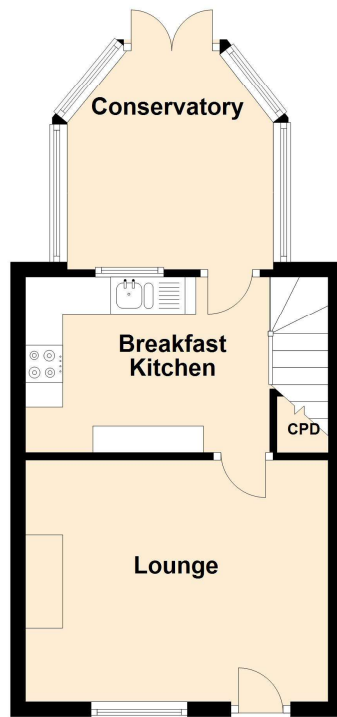
12'6" x 8'8" (3.8m x 2.6m)

Fully converted room with vaulted ceiling and Roof window. Built in storage to the eaves.

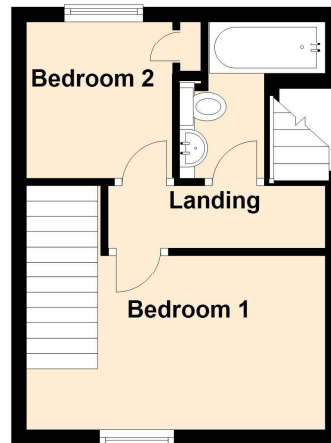
Outside

The property is located on a quiet private lane with parking directly to the front of the property. The rear garden is enclosed by high level fencing to the perimeters with gated pedestrian access. Large timber shed. The garden is laid to lawn with flower and shrub border and paved pathways.

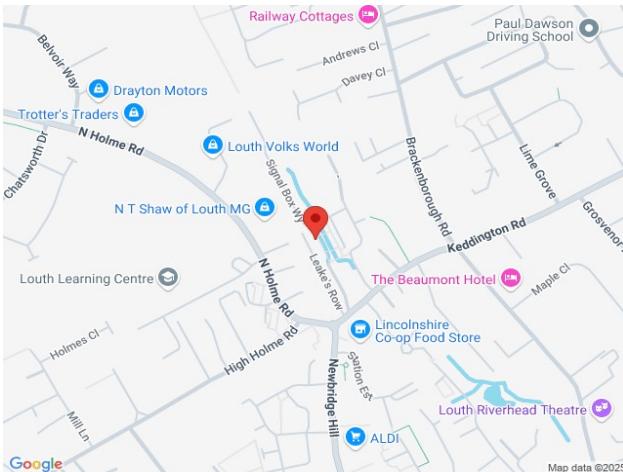
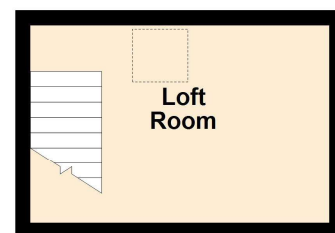
Ground Floor



First Floor



Second Floor



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