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Somersby Way, Louth



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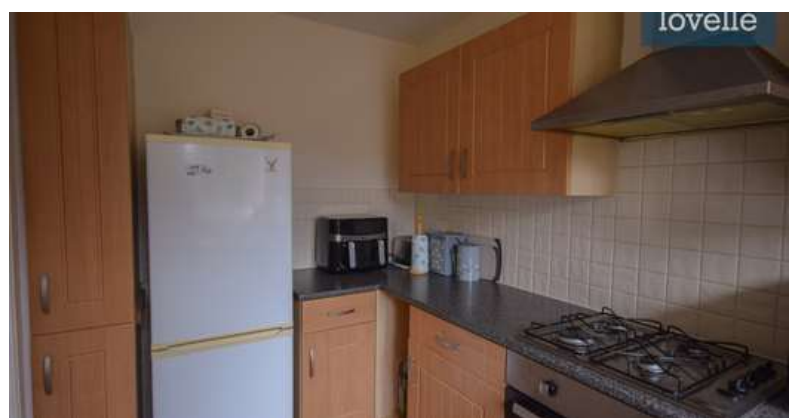
Shared ownership 58% - £84,100



This charming semi-detached house, located in a peaceful cul-de-sac and ideal for first-time buyers, offers a versatile reception room, a well-appointed kitchen, two bedrooms, a modern shower room, dedicated parking for two vehicles, a sunlit South East facing garden, and is been sold as a shared ownership property at 58%, all within close proximity to local amenities and schools.

### Key Features

- 58% Shared Ownership Sale
- Charming Semi Detached Home
- Bright & Airy Lounge
- Well Appointed Kitchen
- Two Good Sized Bedrooms
- Modern Shower Room
- Quiet Cul-De-Sac Location
- Close to Amenities & Schools
- Dedicated Parking For 2 Cars
- South East Facing Garden
- EPC rating TBC
- Tenure: Leasehold







Welcome to this charming semi-detached house that's eagerly awaiting its new owners. This delightful residence is up for sale and is neutrally decorated throughout, offering the perfect canvas for you to imprint your personal style.

As you step through the front door, you're welcomed by a generous entrance hall which leads on to the main reception room at the front of the property. This versatile space is perfect for cosy family gatherings or hosting friends. Flowing seamlessly from the reception room, back into the entrance hall you'll come across the ground floor WC before arriving at the well-appointed kitchen. With ample storage and workspace as well as an integrated oven and four ring hob, it's designed to cater to all your culinary needs, whether you're a seasoned cook or a novice in the kitchen.

This property boasts two well-proportioned bedrooms to the first floor, offering an oasis of calm for you to retreat to at the end of a busy day. Complementing the bedrooms, the house features a modern shower room fitted late 2023, it provides the perfect space to refresh and rejuvenate.

Another highlight of this property is its location. Nestled in a quiet cul-de-sac, it offers a peaceful living environment. It's also convenient, as it's close to local amenities and schools, making it a fantastic choice if you have children or are planning to start a family.

The outside of the house is just as appealing as the inside, thanks to its unique features. There's dedicated parking to the front for two cars currently, with the option to potentially create additional parking should you require, so you don't need to worry about finding a spot when you come home. The low maintenance, enclosed, South East facing garden is another bonus, bathing the outdoor space in sunlight and providing a perfect spot for your morning coffee or outdoor dining as well as providing ample additional storage in the form of three timber garden sheds. And furthermore the garden is host to a wide array of fruit trees and shrubs such as cooker and eater apples, plums, pears, gooseberries, raspberries, blueberries to name a few.

This property is a shared ownership property with the current marketing price selling at a 58% share (higher percentages are available). The home benefits from a recently installed gas boiler in 2024 and uPVC double glazing throughout.

Falling under council tax band A, it's ideally suited to first-time buyers. It's a well-presented home, ready to be filled with new memories. So why wait? Make your dream of homeownership a reality with this beautiful house!

## Room Measurements

### Ground Floor

Lounge: 10'07" x 12'10"

Kitchen: 6'06" x 10'07"

Cloakroom WC: 3'02" x 5'00"

### First Floor

Bedroom One: 12'10" (max) x 12'09"

Bedroom Two: 7'04" x 11'10"

Shower Room: 5'00" x 8'01"

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

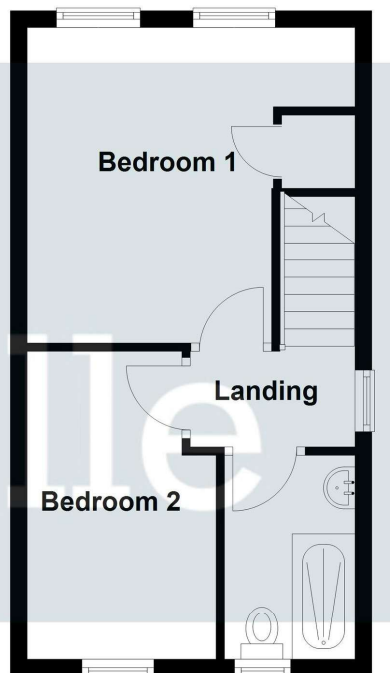
## Shared Ownership

We are selling a 58% share. Higher shares are available. Buyers will need to be approved by Platform Housing Association before been able to make an offer on the property. Please note the tenure for this property is Leasehold.

## Ground Floor



## First Floor



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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