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Brackenborough Road, Louth



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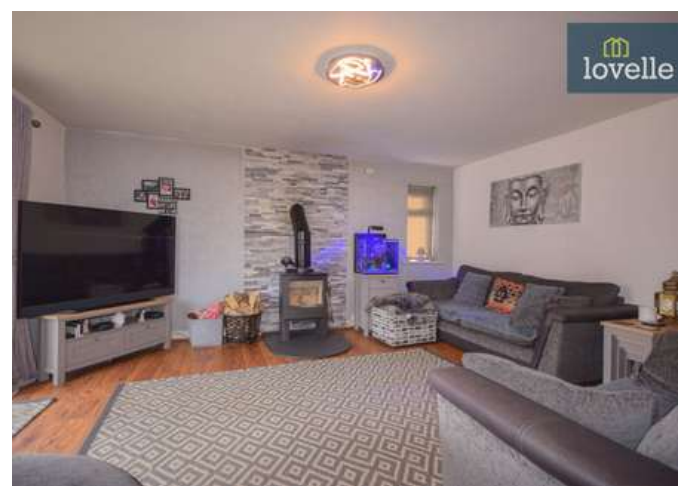
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When it comes to
property it must be


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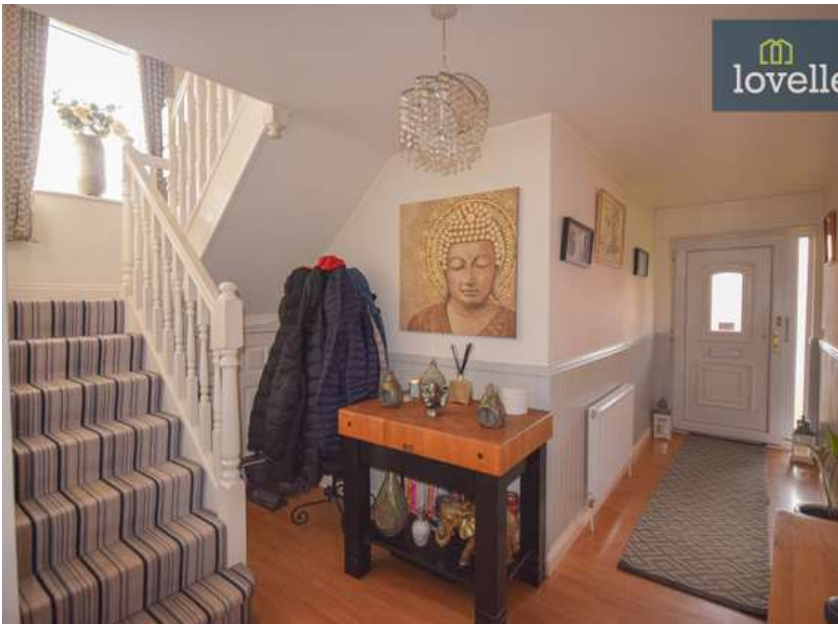
£395,000



This immaculate, detached family home offers spacious, versatile living with four double bedrooms, multiple reception rooms, a stylish kitchen, and attractive outdoor spaces, conveniently located near schools and amenities.

Key Features

- Immaculately Presented Family Home
- Spacious Lounge with Log Burner
- Modern Kitchen Diner & Utility Room
- Study / Bedroom Five
- Ground Floor Shower Room
- Four Large Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Ample Off Road Parking & Garage
- Enclosed Rear Gardens & Entertaining Area
- Short Distance From Local Amenities & Schools
- EPC rating C
- Tenure: Freehold





Lovelle Estate Agency are delighted to present for sale this immaculately presented, detached home, which needs to be viewed in person to truly appreciate the offering of space and versatility throughout, located in the stunning market town of Louth, conveniently close to Schools and local amenities. This property is an ideal choice for families who appreciate spacious and well-proportioned living areas.

The heart of this home is undoubtedly the gorgeous kitchen diner, which comes complete with integrated appliances such as a double oven to face height and four ring gas hob, as well as an abundance of storage, offering a perfect blend of functionality and style. There's also a utility room, a practical addition which enhances the functionality of the property again boasting additional storage as well as plumbing for washing machine and dishwasher.

The first floor accommodation comprises of four generously large double bedrooms, all of which benefit from fitted wardrobes. The master bedroom is complete with an ensuite shower room for that added touch of luxury. In addition to this, you'll find a four piece suite family bathroom comprising of a large corner bath, double shower cubicle, close coupled WC and wash hand basin.

Furthermore, the property offers a large lounge with a cast iron log burner and French style patio doors opening to the rear garden, perfect for relaxation or entertaining throughout all months of the year. There is an additional ground floor reception room which could be utilized as a fifth bedroom if needed, the ground floor also benefits from an additional shower room adding to the versatility of this property.

Externally, the property matches its impressive interior with equally attractive outdoor facilities. The garden provides a great space for children to play or for hosting family garden parties in the summer months. To the rear of the garden is a large custom built timber outbuilding which boasts a stunning bar area, with space for living and dining. In addition to this is a L shaped room providing the perfect home office space, work shop or simply just storage, this is a unique feature that sets this property apart and offers a perfect setting for alfresco dining.

For your convenience, the property comes with ample off-street parking for several cars comfortably in the form of a block paved driveway which leads all the way down to the single garage, providing secure parking or additional storage space.

The property currently holds an EPC rating of C and falls under council tax band E. Well-maintained and deceptively spacious, and benefits from uPVC double glazed windows throughout and gas fired central heating, this turn key property is ready to move into with no works required.

In conclusion, this is an exciting opportunity to purchase a spacious family home in a sought-after location. Its impressive features and immaculate condition make this a property that must be viewed to be fully appreciated.

Room Measurements

Ground Floor

Kitchen Diner: 24'08" x 9'05"
Utility Room: 9'06" x 4'10"
Lounge: 17'05" x 14'04"
Snug/Bedroom Five: 9'06" x 8'07"
Shower Room: 8'09" x 5'01"
Garage: 18'08" x 9'08"

First Floor

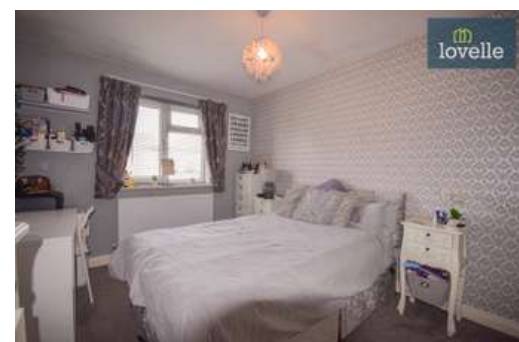
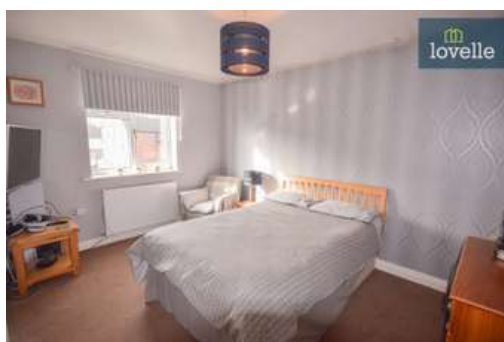
Master Bedroom: 16'02" x 14'05"
En-Suite Shower Room: 5'10" x 9'05"
Bedroom Two: 19'03" (max) x 9'07"
Bedroom Three: 12'11" x 9'06"
Bedroom Four: 12'03" x 9'08"
Family Bathroom: 10'05" (max) x 9'06" (max)

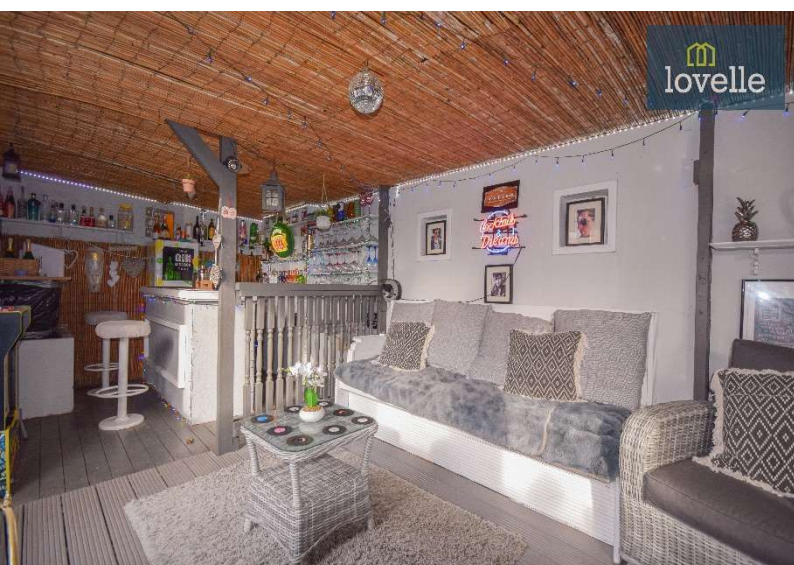
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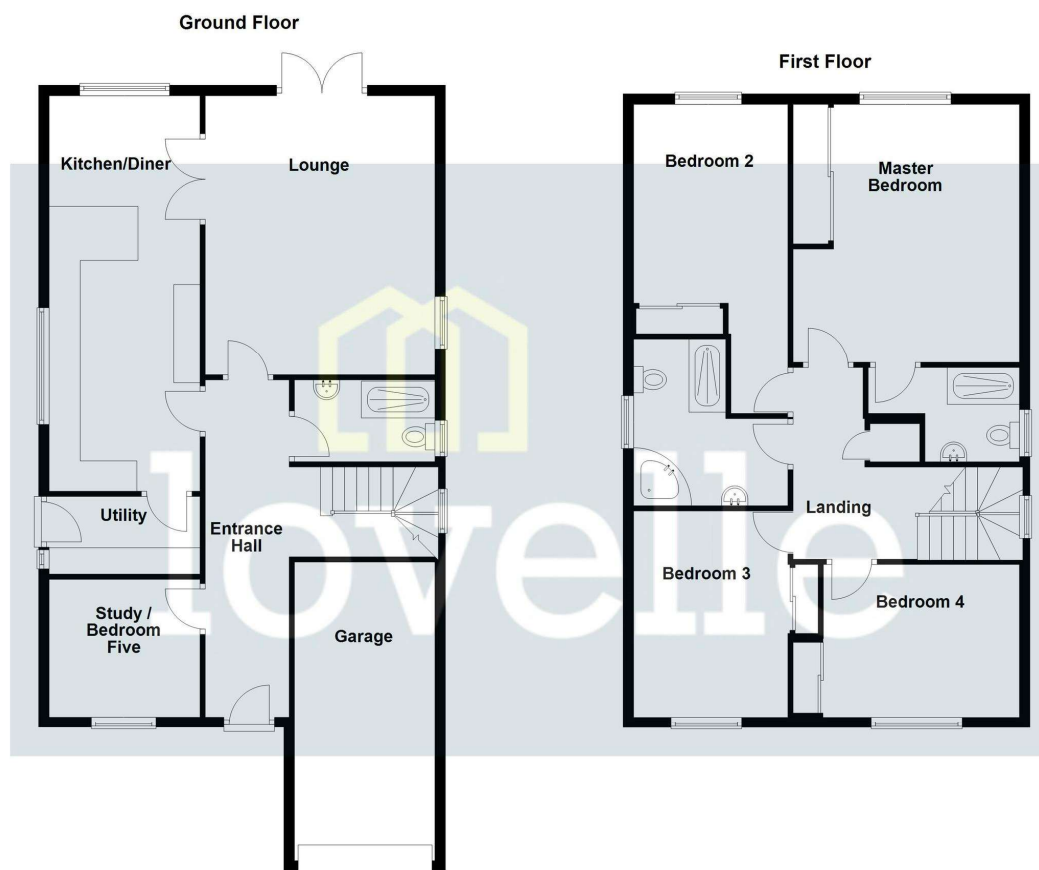
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

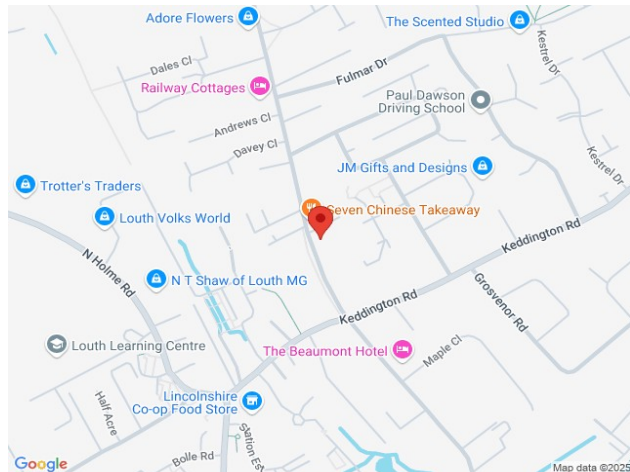
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.







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



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