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Monks Dyke Road, Louth



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When it comes to
property it must be


lovelle



£225,000

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This delightful semi-detached home, in excellent condition and conveniently located near town and schools, features three bedrooms, a cosy open kitchen and dining area, a log burner, and parking facilities, making it an ideal turnkey home for first-time buyers or families.

Key Features

- Semi Detached Family Home
- Turn Key Property
- Open Kitchen, Dining, Snug
- Utility Room / Pantry
- Three Bedrooms
- Four Piece Suite Bathroom
- Ground Floor Cloakroom WC
- Convenient Town Location
- Ampel Off Road Parking
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





We are delighted to present to you this delightful semi-detached home for sale, offering a blend of comfort, space, and location. This property is in a great condition, ready for new occupants to move in and enjoy the comfortable living it offers.

As you step into this house, you are greeted by a spacious entrance hall which leads through to a spacious lounge which floods with natural light and space for you to relax, entertain guests, or enjoy a peaceful evening. The heart of the home is undoubtedly the open kitchen dining snug area which runs the full width of the property and benefits from the inclusion of a log burner, a charming feature that not only provides warmth but also adds a cosy atmosphere to the space, along with French style patio doors opening to the rear garden for those summer months. It is thoughtfully designed to provide a cosy atmosphere and is great for family meals or hosting dinner parties. For your convenience, there is also a utility room that doubles up as a walk in pantry, enhancing your kitchen space and storage options.

The property boasts three bedrooms to the first floor, each well-sized and welcoming. The master bedroom is particularly noteworthy, featuring wall-to-wall fitted wardrobes that offer ample storage space. The house also benefits from a modern bathroom that features a four-piece suite comprising of a double corner shower tray with mains rainfall effect shower over, panelled bath, vanity wash hand basin with concealed cistern WC. An additional ground floor cloakroom WC adds to the functional features of this home.

Additionally, the property benefits from ample off road parking facilities to the front of the property in the form of a block paved driveway, offering convenience and security for vehicle owners. The rear garden is predominately laid to lawn with a large gravelled area crying out for a spacious patio area to be laid. The garden also benefits from two timber garden sheds and a spacious log store.

Location is an essential factor when considering a property, and this house does not disappoint. It is conveniently situated, being a short walk from the market town centre of Louth, with local amenities easily accessible. For families with school-going children, the nearby schools are an added advantage. This house is indeed a turn-key property, ready to welcome first-time buyers or families looking for a new property to call home.

Benefitting from a council tax band of just A, this property offers an affordable yet luxury housing option. As well as benefitting from uPVC double glazed windows throughout and Gas fired central heating.

In conclusion this semi-detached house is a wonderful opportunity for those seeking a comfortable, well-situated home with unique features. With its combination of functional living spaces and convenient location, it's the ideal place for first-time buyers or families

ready to step into a home that offers a warm welcome and the promise of many happy memories. Come and explore this property's potential and see for yourself how it could be the perfect fit for you and your family. Be the one to seize this opportunity and enjoy the convenience, comfort, and charm this home has to offer.

Room Measurements

Ground Floor

Entrance Hall: 6'02" x 11'03"

Lounge: 14'09" x 11'07"

Kitchen/Dining/Snug: 9'09" x 21'03"

Rear Entrance Lobby: 4'00" x 6'09"

Utility Room / Pantry: 10'08" (Max) x 6'02" (max)

Cloakroom WC: 2'08" x 5'06"

First Floor:

Bedroom One: 11'07" x 9'10"

Bedroom Two: 12'03" x 9'10"

Bedroom Three: 8'11" x 7'10"

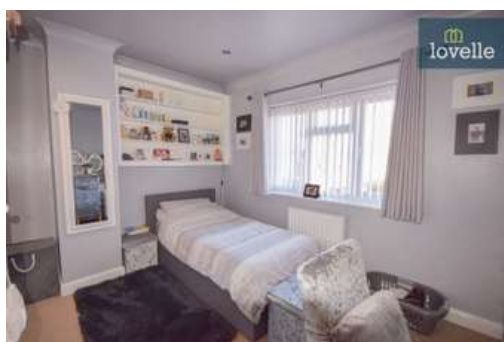
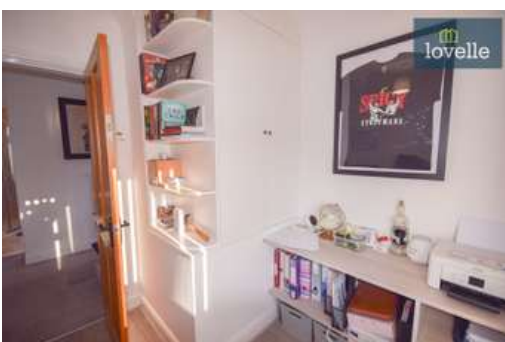
Bathroom: 7'04" x 8'07"

Disclaimer

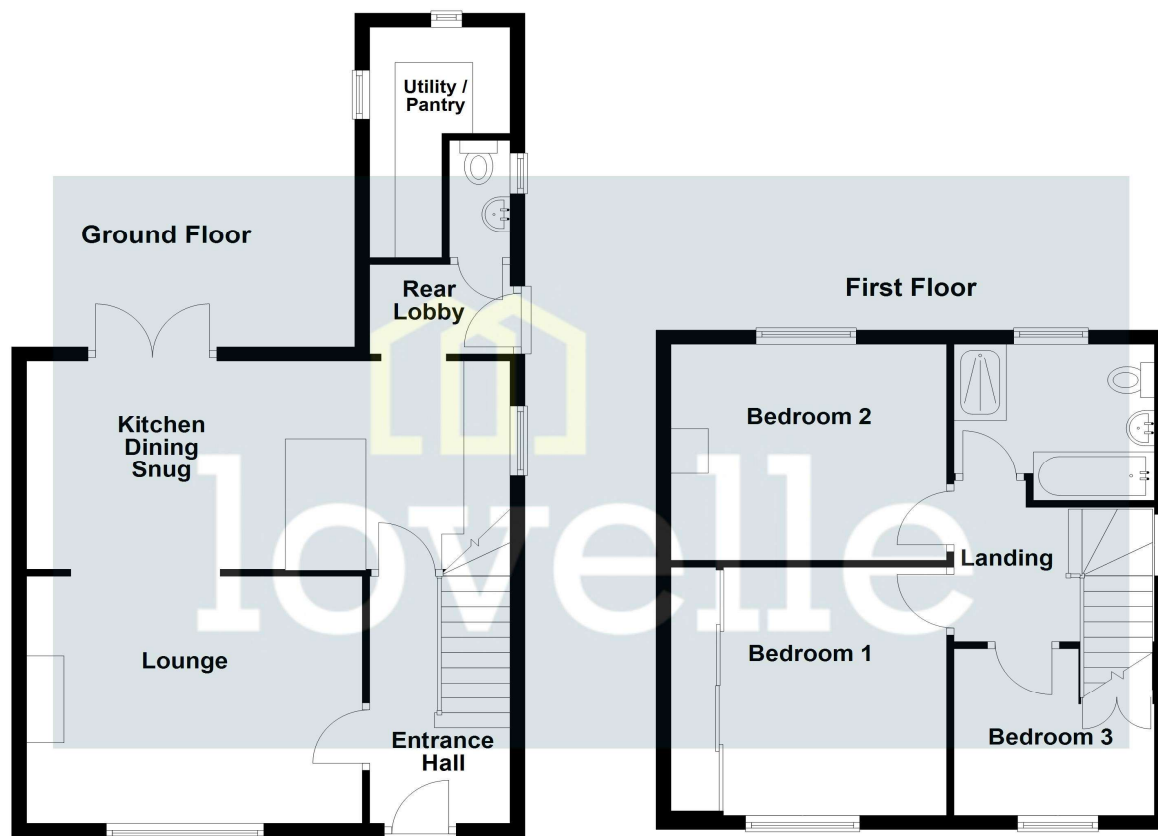
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

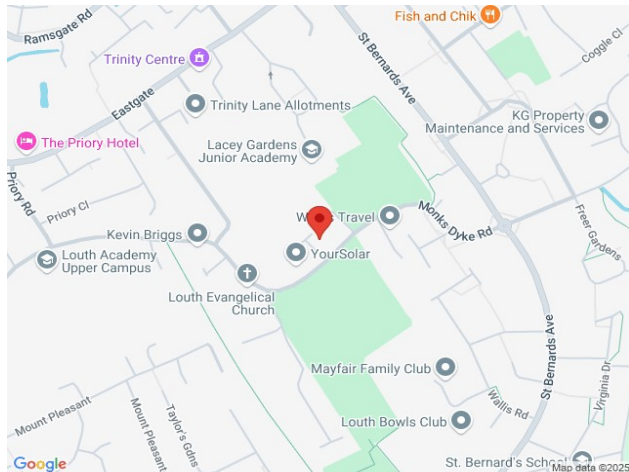
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.







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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