

Buy. Sell. Rent. Let.



Michael Foale Lane, Louth



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property it must be


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£175,000



This immaculate two-bedroom end of terrace house, located in a quiet cul-de-sac, combines classic and modern elegance with features like a south-facing garden, parking for two vehicles, and proximity to excellent amenities and schools.

Key Features

- Quiet Cul -De-Sac Location
- Immaculately Presented
- Welcoming Reception Room
- Well Equipped Modern Kitchen
- Generously Sized Bedrooms
- Modern Family Bathroom
- Ground Floor Cloakroom WC
- Low Maintenance South Facing Rear Garden
- Parking For Two Vehicles
- Close To Local Amenities
- EPC rating C
- Tenure: Freehold





We are delighted to present for sale this immaculately presented end of terrace house. This property bears a distinctive charm that is both unique and attractive. It is the perfect blend of classic and modern, showcasing an elegant design that boasts an array of high-quality features.

This two double bedroom house is exceptionally well-maintained and offers comfortable living. The property benefits from an abundance of natural light thanks to its low maintenance, enclosed, south facing rear garden which is laid to hardstanding providing an idyllic setting for outdoor dining and relaxation.

To the front of the property is a welcoming reception room. This space has been meticulously designed to create a homely and inviting atmosphere. The room is bright and airy and provides access to the first-floor accommodation. The property also boasts a well-equipped kitchen, offering an array of integrated modern appliances such as cooker, hob and microwave and plenty of storage space with the added addition of a breakfast bar area. The layout has been thoughtfully designed to maximise functionality, making it a pleasure to prepare meals in with the addition of French style patio doors opening out to the south facing garden.

The house comes with two generously sized bedrooms. Both rooms are bright, airy and offer plenty of room for storage one of which benefits from wall to wall fitted wardrobes and a pull down double bed. They are the perfect sanctuaries for rest and relaxation after a long day.

The property also features a beautifully appointed bathroom, fitted with a modern three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin. To the ground floor there is also a cloakroom equipped with WC and basin.

The property is situated in a quiet cul-de-sac location and is surrounded by excellent local amenities, including shops, restaurants and leisure facilities. Additionally, the house is in close proximity to a number of highly regarded schools, making it an ideal place to start a family. One of the standout features of this property is the bonus of off road parking in the form of a block paved driveway providing parking for two vehicles side by side.

With an EPC rating of C, this home is energy efficient, ensuring you can live in comfort while also keeping energy bills to a minimum. The property is also in council tax band A, reflecting its excellent value.

In summary, this property is an exceptional home that offers a high standard of living and is located in a desirable area. Don't miss this opportunity. We invite interested parties to contact us for a viewing.

Room Measurements

Ground Floor

Entrance Hall: 3'04" x 5'02"

Lounge: 12'01" x 13'03"

Cloakroom WC: 3'04" x 6'04"

Breakfast Kitchen: 12'01" x 8'09"

First Floor:

Bedroom One: 12'01" (max) x 9'00"

Bedroom Two: 12'01" x 8'09"

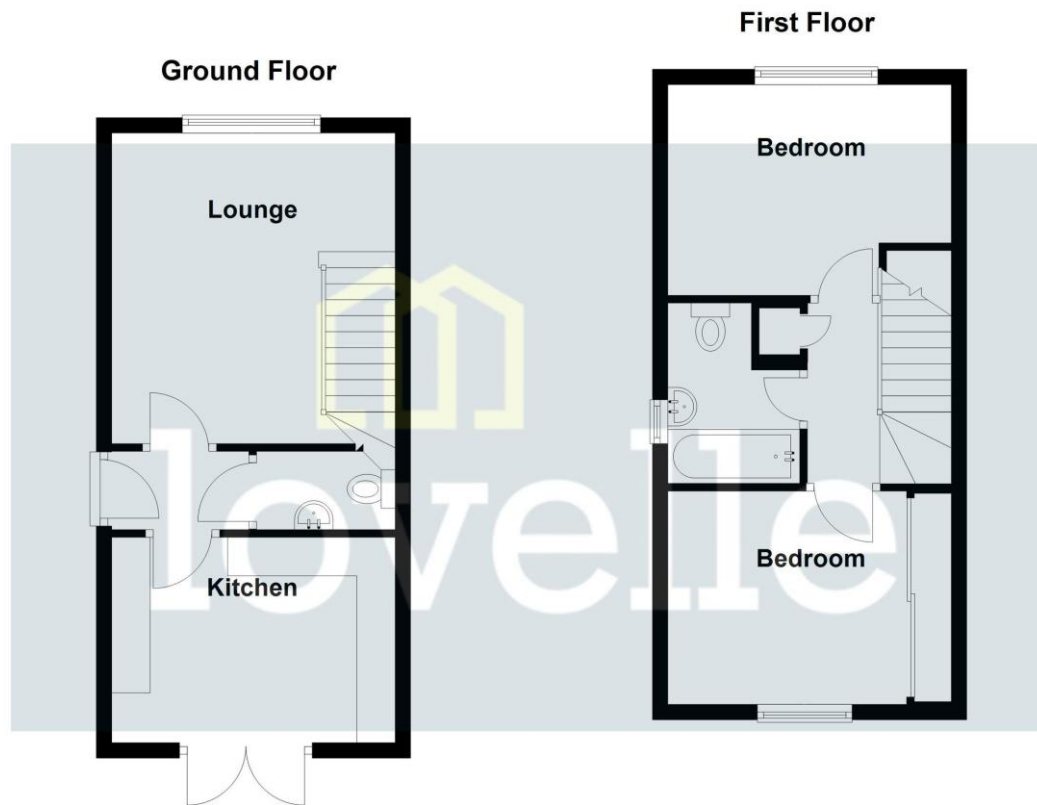
Family Bathroom: 7'09" (Max) x 5'06" (Max)

Disclaimer

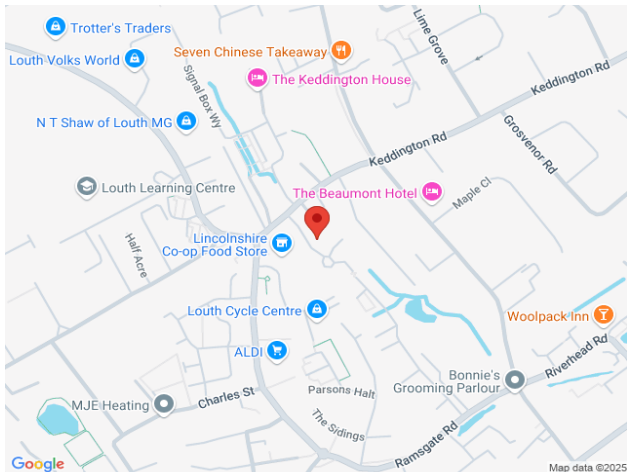
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Mobile And Broadband Checker

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.



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.



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