

Buy. Sell. Rent. Let.


lovelle



Woodlands, Louth



5



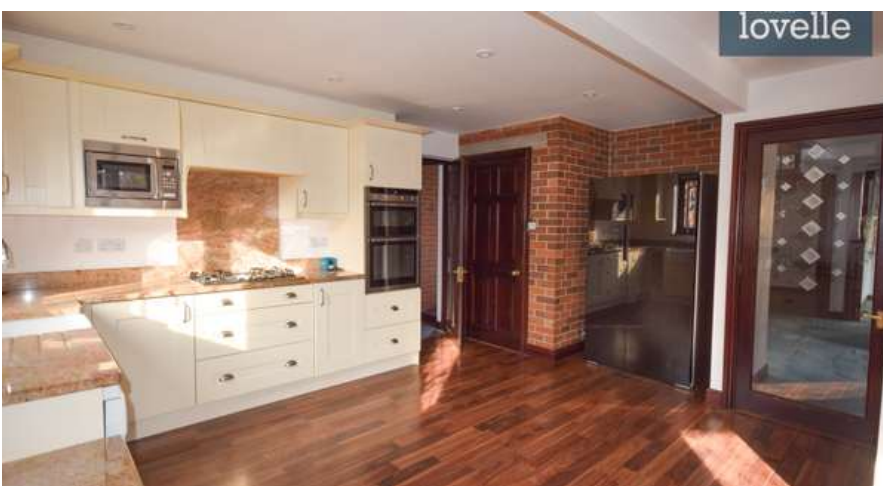
3



4

When it comes to
property it must be


lovelle



£449,950



5



3

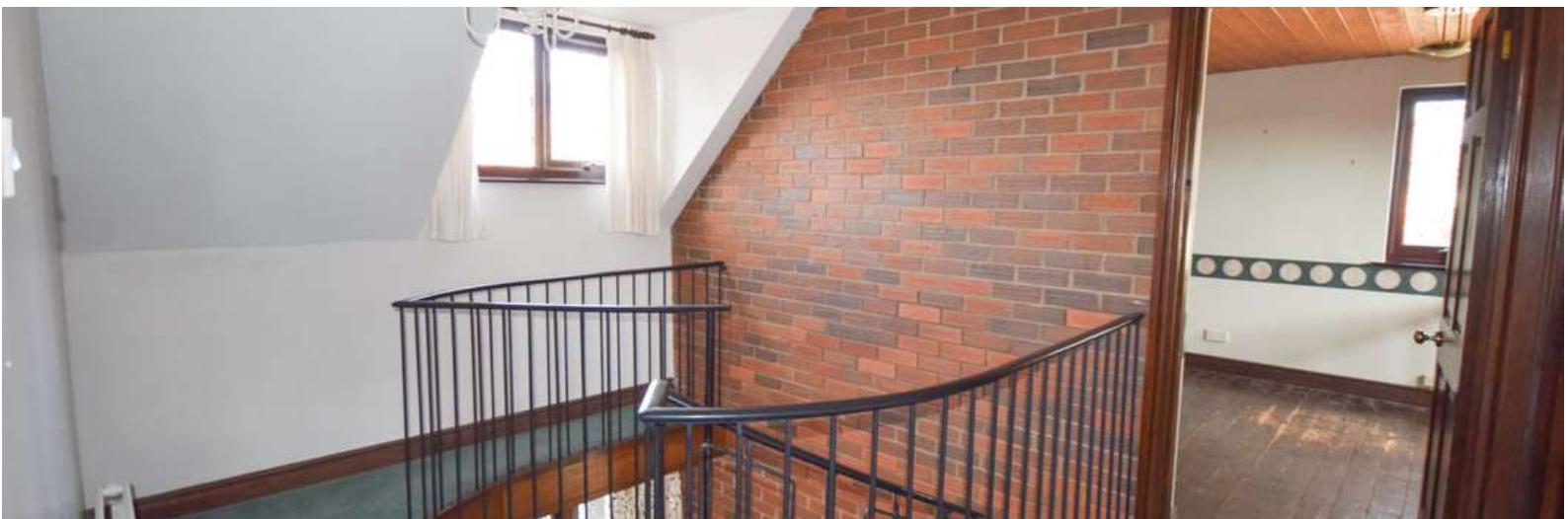
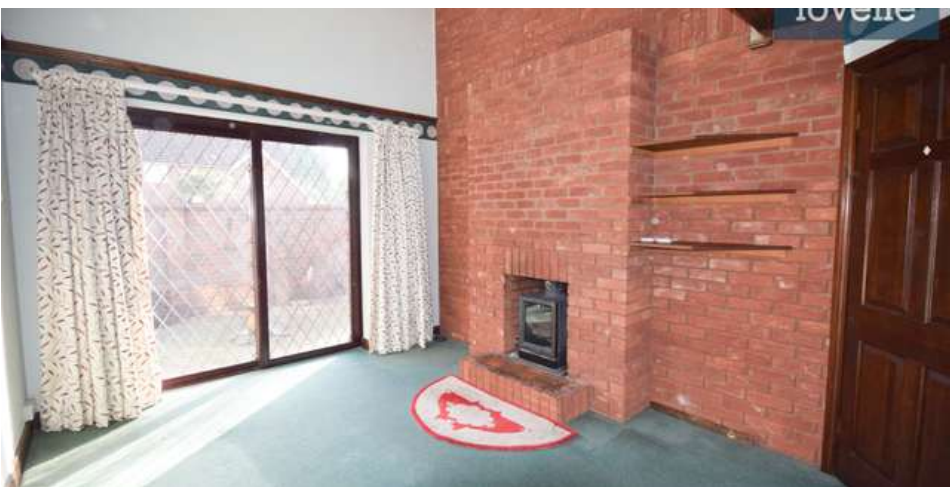


4

This distinguished five-bedroom detached house in Louth offers a unique opportunity for families to create their dream home, featuring spacious living areas, kitchen diner, a self-contained studio annex, and a south-facing garden, not to mention the double garage, all within walking distance of the town centre and local amenities.

Key Features

- Short Walk From Market Town Centre
- Four Bedroom Home
- Self Contained Annex
- Four Reception Rooms
- Kitchen Diner & Utility Room
- Family Bathroom, Ensuite Shower Room & Wet Room
- South Facing Spacious Gardens
- No Onward Chain
- EPC rating C
- Tenure: Freehold





Presenting for sale, this distinguished detached house, steeped in character and potential. This property, in need of some modernisation, offers a unique opportunity for families seeking a home to make their own. Situated within a short walk from the bustling market town centre of Louth, the location is ideal for those who desire a balance between convenience and tranquillity.

This substantial domicile boasts five bedrooms, providing ample space for a large family or for guests. The bedrooms are split across the ground floor, first floor and annex area, all designed to serve as a personal sanctuary. Coupled with three bathrooms, in the form of a five-piece suite family bathroom with free standing bath, walk in shower, WC, wash hand basin and bidet, ensuite shower room to master bedroom and wet room to the ground floor annex.

The home features not one, but two kitchens, a kitchen diner to the main house and a kitchen to the annex, offering the potential for creative culinary endeavours or perhaps a space for entertaining. Along with the useful addition of a utility room.

With four reception rooms, this house is an entertainer's dream, with space for a formal dining room, a relaxing lounge, a study, and perhaps a playroom for children. One of these reception rooms is to the first floor in the form of a galleried room overlooking the snug adding a unique architectural feature to the property.

The property is not just defined by its large rooms, but also by its unique features. A focal point of the home is the two exposed brick fireplace's incorporating cast iron log burners, creating a cosy and warm atmosphere during the colder months.

The property also benefits from ample parking space in the form of a driveway to the front of the property and a large double garage, providing secure storage for vehicles or additional storage space.

One of the standout features of this property is the self-contained studio annex, which could serve as an ideal guest suite, home office, or supplementary income through rental.

Externally, the property continues to impress with a spacious south-facing garden, inviting an abundance of natural light into the home and creating a sun-filled haven in the warmer months. With stunning patio area enclosed with a high level brick wall providing a high degree of privacy.

With an EPC rating of C, the property demonstrates a reasonable level of energy efficiency. It falls within council tax band D, making it a cost-effective option for families. The property also benefits from uPVC double glazing throughout and gas fired central heating.

In terms of location, the property is situated on a private road which only provides access to two properties, and is ideally located near schools and local amenities, making it perfect for families. The property is equally suited to those who enjoy the vibrancy and convenience of town living whilst also appreciating the calm and relaxation of home life.

In summary, this is a unique opportunity to acquire a sizeable family home with immense potential. With its unique features and convenient location, this property is a canvas awaiting your personal touch.

Room Measurements

Ground Floor:

Entrance Hall: 9'03" x 12'05"

Lounge: 16'05" x 14'00"

Snug / Dining Room: 13'06" x 10'05"

Kitchen Diner: 23'01" (Max) x 16'05" (Max)

Bedroom Four: 9'03" x 10'04"

Utility Room: 5'11" x 13'01"

First Floor

Bedroom One: 9'08" x 13'04"

Ensuite Shower Room: 9'02" x 6'11"

Bedroom Two: 7'07" x 10'02"

Bedroom Three: 10'06" x 8'03"

Snug/Office: 10'04" x 10'01"

Bathroom: 9'03" x 9'05"

Ground Floor Annex

Living Bedroom: 22'08" (max) x 12'03"

Kitchen Area: 11'11" x 10'00"

Wet Room: 8'01" x 6'03"

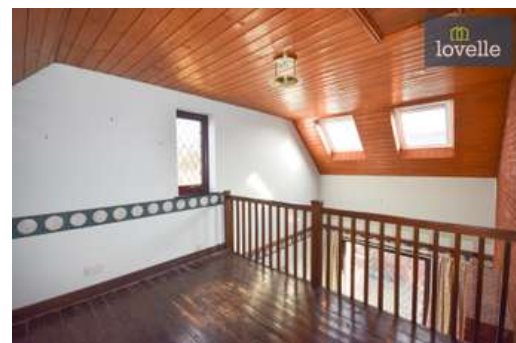
Double Garage: 17'10" x 17'01"

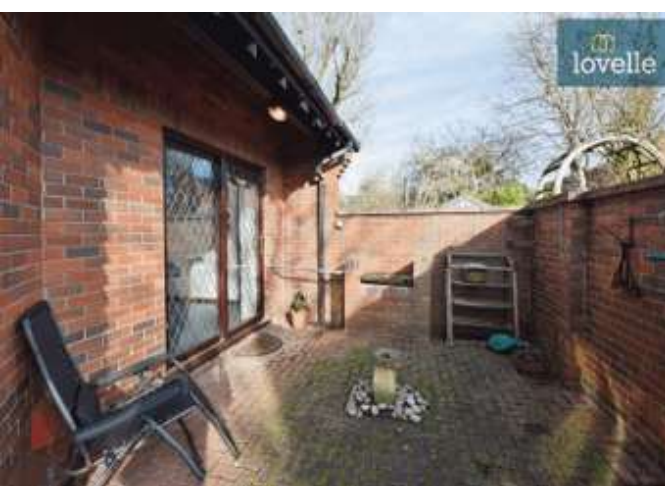
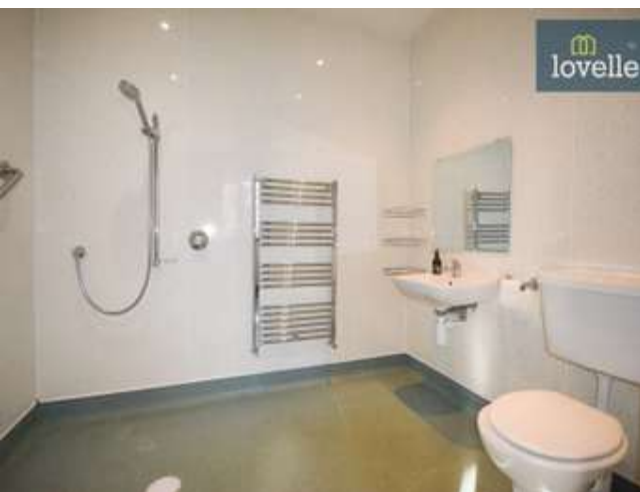
Disclaimer

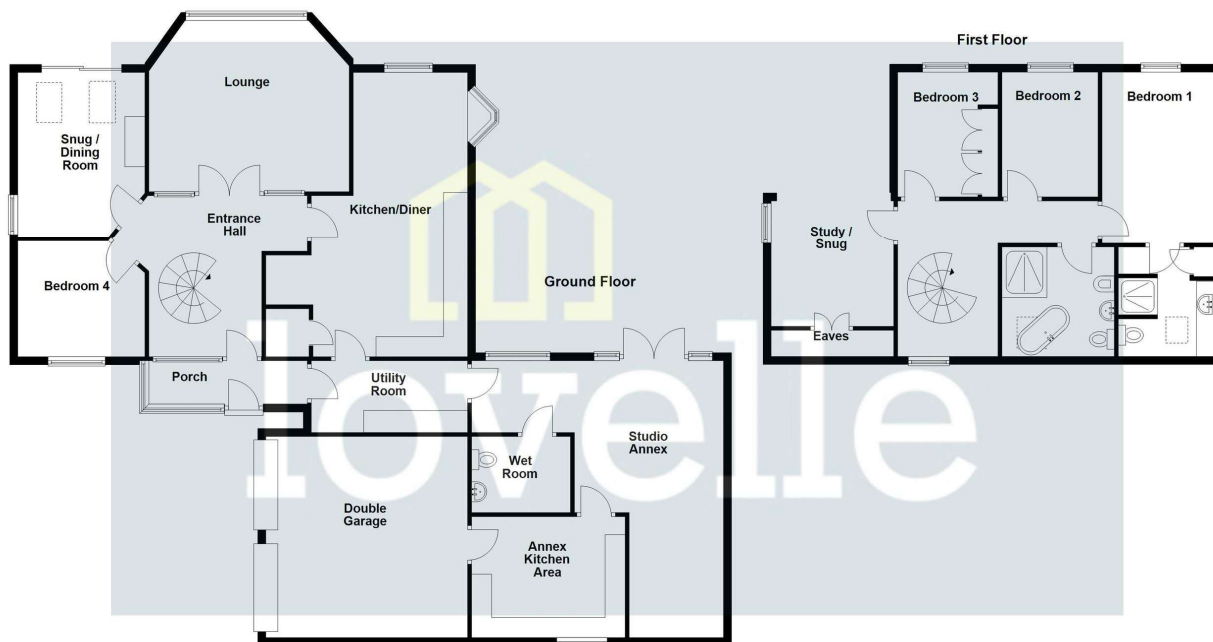
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

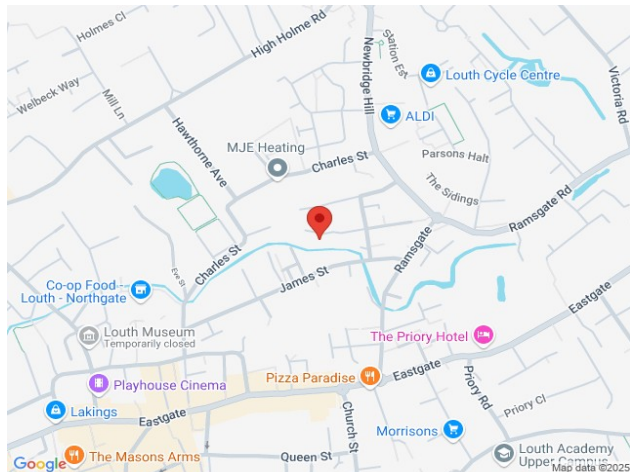
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.







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.



When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk

