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South Terrace, Louth



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£155,000

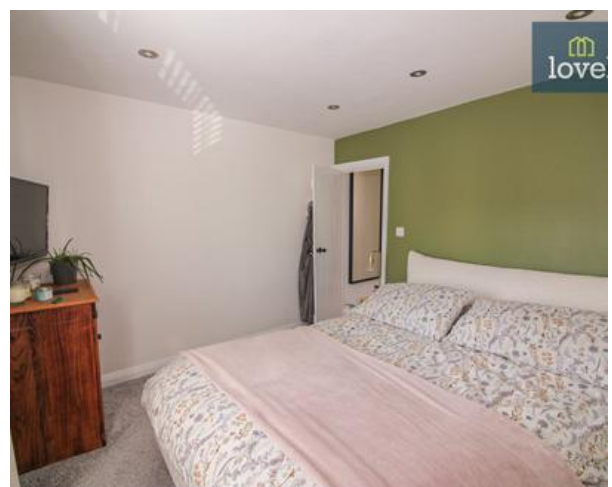
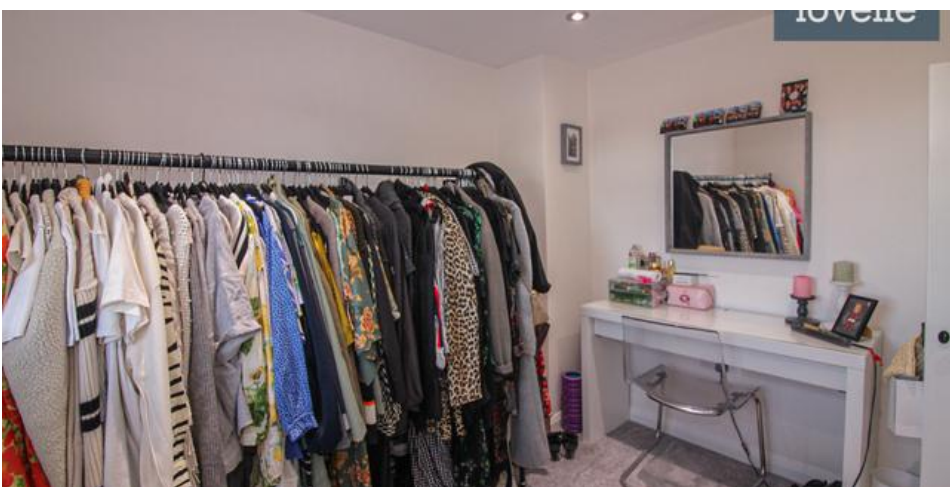
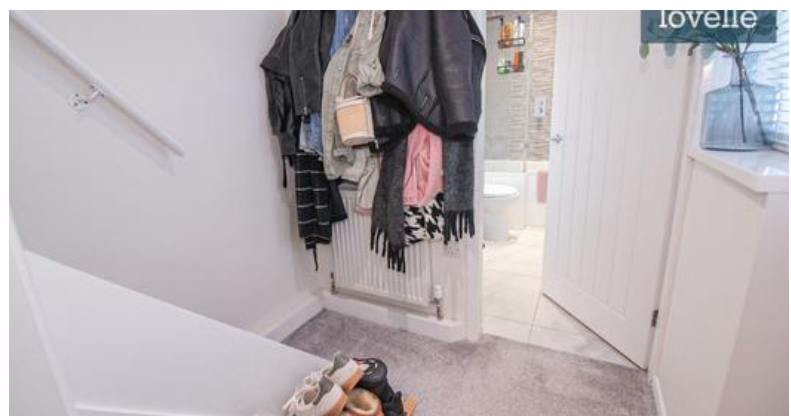


This impeccably maintained terraced house, featuring two bedrooms, a bright and airy reception room, a modern kitchen, and a luxurious bathroom, is ideally situated on a quiet private lane, offering energy efficiency, parking, and proximity to schools and amenities, making it perfect for first-time buyers and investors seeking a blend of style, comfort, and convenience.

#### Key Features

- Immaculately Maintained Condition
- Two Bedrooms
- Bright And Airy Lounge
- Stunning Fully Equipped Kitchen
- Modern Bathroom With Facilities for Washing Machine
- Driveway To Front
- Courtyard & Separate Garden
- Ideal For First Time Buyers & Investors
- No Onward Chain
- EPC rating C
- Tenure: Freehold









We are pleased to present this immaculately maintained terraced house, which is now on the market for sale. This splendid property is an embodiment of fine living, offering a unique blend of style, comfort and luxury.

The residence features two well-proportioned bedrooms, a single but spacious reception room, and a beautifully presented ground floor bathroom. The reception room is an epitome of elegance and comfort, boasting a bright and airy lounge area with a bay window that lets in an abundance of natural light. The room provides a perfect setting for both relaxation and entertainment.

The property also benefits from a stunning breakfast kitchen, which is fully equipped with an integrated fridge, freezer, cooker, hob and extractor. The kitchen is designed to facilitate easy and enjoyable cooking experiences, and its modern, sleek design is sure to impress any visitor.

The ground floor comprises a three-piece suite bathroom that boasts a rainfall effect shower over the bath, offering a spa-like experience right at home. With the addition of concealed facilities for a washing machine.

This fine property has been meticulously maintained and presents in an immaculate condition, ready for the next owner to move in without needing to lift a finger.

The property is energy efficient, evidenced by its 'C' EPC rating, reflecting its commitment to environmental sustainability. It falls under the 'A' council tax band, making it an affordable choice for many buyers and benefits from uPVC double glazing throughout and gas fired central heating.

One of the unique features of this property is the availability of parking, an amenity that adds considerable value in today's urban living. The house is situated in a quiet private lane, just a short walk from the market town of Louth, offering a serene and peaceful living environment.

To the rear of the property is a low maintenance courtyard area which opens to a footpath which leads approximately 120ft to a spacious garden space which boasts a brilliant sized timber garden shed perfect for the storage of bikes or garden furniture alike.

The location is perfect for families and professionals alike, with nearby schools and local amenities just a short distance away. For those looking to invest, it's worth noting that the property is ideal for first-time buyers and investors, given its impeccable condition, modern features, and strategic location.

In conclusion, this terraced house is more than just a property; it's a home waiting for the right owner. It's an opportunity to invest in a lifestyle, filled with comfort, convenience, and luxury. This is a property that truly needs to be seen to be appreciated. So, why wait? Contact us today to arrange your viewing.



## Room Measurements

### Ground Floor

Entrance Porch: 2'10" x 3'11"

Lounge: 13'07" Into Bay x 11'01"

Breakfast Kitchen: 8'11" x 11'03"

Rear Porch: 6'04" x 4'11"

Bathroom: 8'06" x 5'05"

### First Floor

Bedroom One: 9'09" x 11'01"

Bedroom Two: 8'03" x 9'03"

## 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.



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