

Buy. Sell. Rent. Let.



Stewton Lane, Louth



3



1



1

When it comes to
property it must be


lovelle



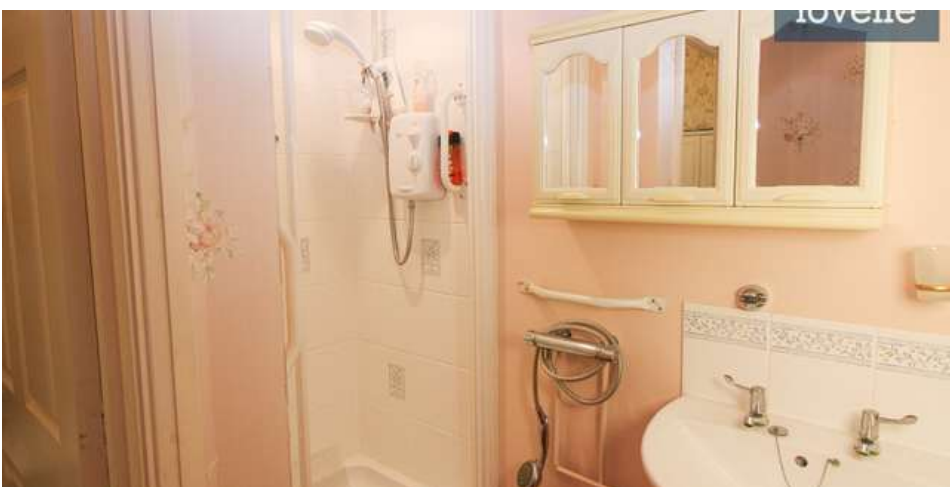
£155,000



This charming terraced property for those over 60, features emergency call bells, a communal garden, driveway, bright reception room, well-appointed kitchen, three bedrooms with built-in wardrobes, a bathroom, and additional shower room, all set in the tranquil grounds of Stewton House care home and falling under council tax band B.

Key Features

- Over 60's Development
- Emergency Call Bells
- Bright & Airy Lounge
- Ground Floor Bedroom / Dining Room
- Kitchen
- Ground Floor Shower Room
- Two Bedrooms To The First Floor
- Three Piece Suite Bathroom
- Driveway & Communal Gardens
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





We are delighted to introduce to you this charming terraced property, currently on the market for sale. The residence is suited for over 60's, boasting unique features such as emergency call bells for safety and security, a beautiful communal garden for relaxation and a driveway for the convenience of car owners.

As you step into the property into the entrance hall there are stairs leading to the first floor accommodation with the benefit of a stairlift. The door to the left leads through to a bright and airy reception room that affords a tranquil view of the communal gardens. This space provides the perfect ambience for hosting family or simply for a quiet afternoon tea. The property benefits from a well-appointed kitchen, featuring an integrated oven and hob, designed to meet all of your culinary needs as well as the addition of white goods to be included in the sale.

The residence comprises of three bedrooms, each offering its unique charm. Bedroom one to the first floor is a double room with built-in wardrobes, providing ample storage space. The highlight of this room is the delightful views over the communal gardens to the front, offering a serene and peaceful atmosphere. Bedroom two, running the full width of the property, although a little smaller than bedroom one, is just as charming with its built-in wardrobes. Bedroom three, also a double, is conveniently located on the ground floor, making it easily accessible. This room also boasts built-in wardrobes, providing substantial storage space and could be used as a dining room should you so wish.

The property is complete with a three-piece suite bathroom to the first floor offering all the essentials for your comfort. In addition, the ground floor also benefits from a shower room with WC and wash hand basin, as well as plumbing for a washing machine, adding to the convenience of this well-thought-out home.

Located within the quiet and idyllic surroundings of Stewton House care homes grounds, this property offers a peace and tranquillity that is hard to find. Despite its serene location, the property falls under the council tax band B, making it an economical choice. The property also benefits from uPVC double glazing throughout and electric central heating and the addition of a timber shed to the rear for those extra storage needs.

In summary, this property is not just a house but a home, offering comfort, convenience and a sense of community. Whether you're enjoying a quiet afternoon in the garden, baking in the kitchen, or simply resting in your comfortable bedroom, this property has all the features to make your life more enjoyable and peaceful. Offering a unique blend of functionality and charm, this terraced house is truly a rare find.

Room Measurements

Ground Floor

Lounge: 13'04" x 16'04"

Bedroom Three / Dining Room: 11'07" x 11'04"

Kitchen: 6'06" x 9'09"

Shower Room: 6'06" (max) x 7'05" (max)

First Floor

Bedroom One: 11'11" x 15'10"

Bedroom Two: 7'10" x 18'05"

Bathroom: 6'04" x 7'10"

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

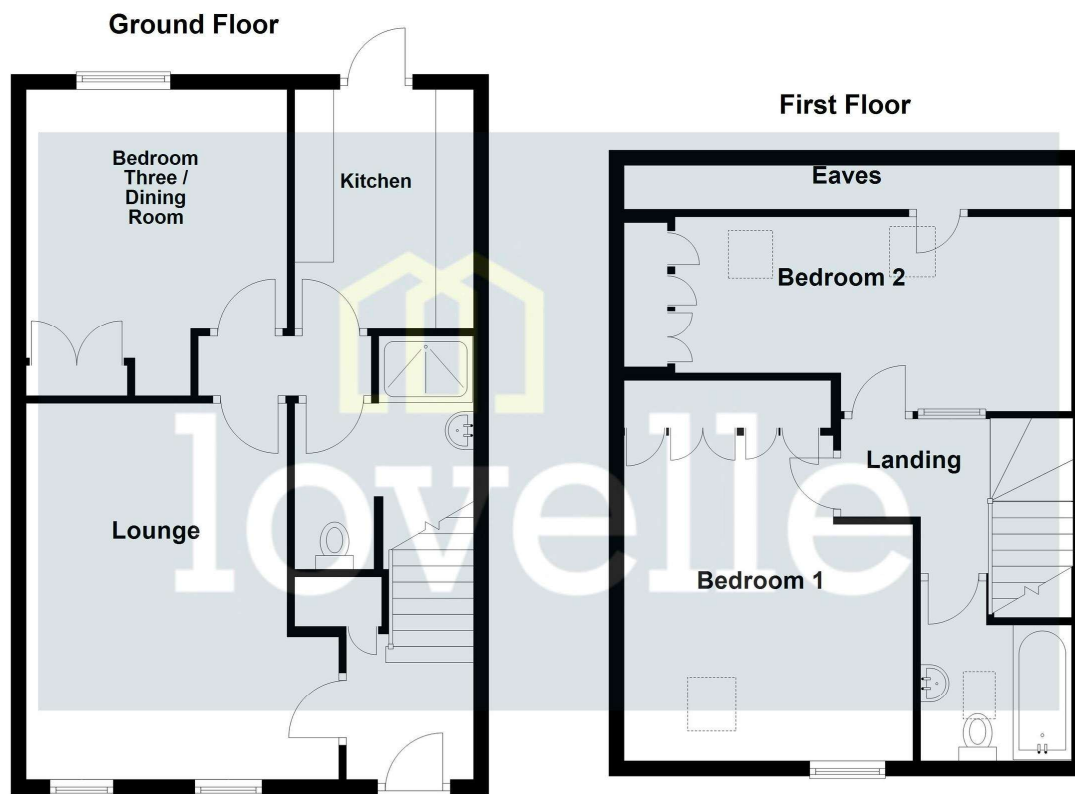
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Stewton House Management Fees

The annual service charge is £1,208 and includes: Gardening and maintenance. Call bell maintenance. Window cleaning, External lighting and maintenance.

An internal cleaning service can be provided for an additional charge. Further back up from Stewton House can also be arranged, is desired.





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.

p

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


lovelle

01472 251918

grimsby@lovelle.co.uk

