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St Marys Lane, Louth



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When it comes to
property it must be


lovelle



£545,000



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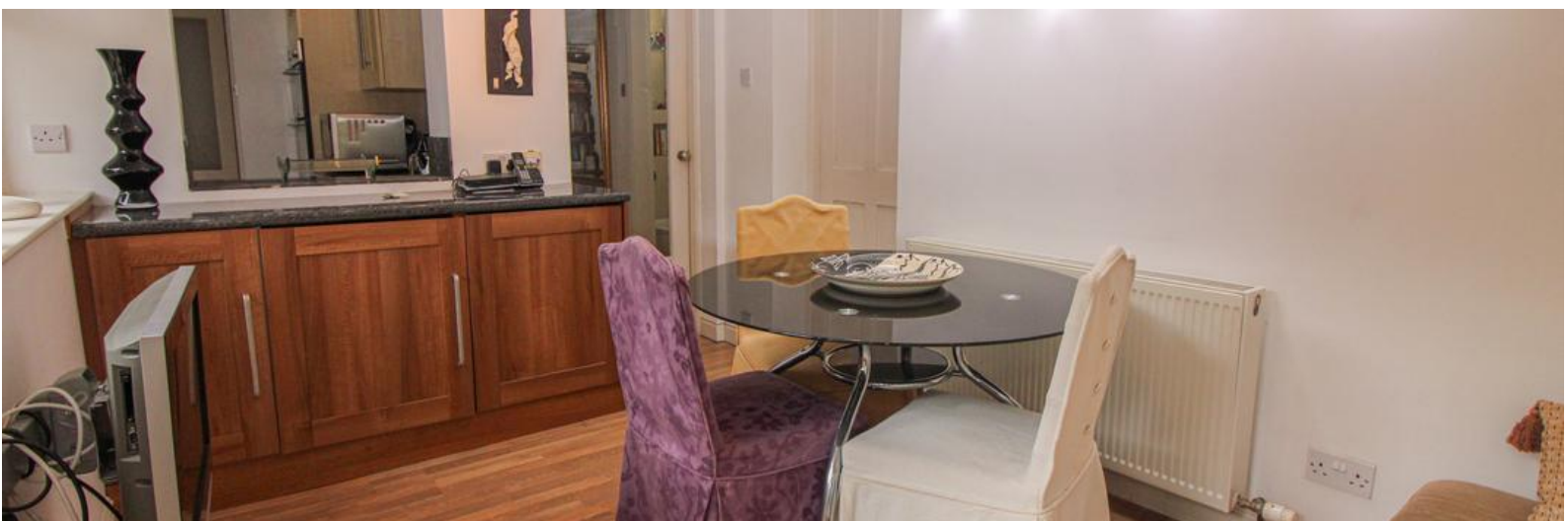


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This immaculate semi-detached house in a sought-after, quiet part of the market town of Louth combines period charm with contemporary comfort, featuring three double bedrooms, three reception rooms, a well-equipped kitchen, an incredible garden office, and large private gardens, making it an ideal family home with ample storage, parking, and modern amenities.

- Key Features**
- Stunning, Characterful Semi Detached Home
 - Sought After Town Location
 - Three Spacious Reception Rooms
 - Three Double Bedrooms
 - Well Equipped Kitchen
 - Family Bathroom, Ensuite Shower Room & Cloakroom WC

- 200ft Long Private Gardens
- Incredible Garden Office/ Summer House/ Studio
- Ample Off Road Parking & Garage
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold





We are thrilled to present this immaculate semi-detached house for sale, a splendid melange of period charm and contemporary comfort. The property is located in a sought-after, quiet part of the market town of Louth, conveniently situated within a short walk of local amenities. With an array of unique features such as ample off road parking in the form of a gravelled driveway, a single garage, a garden large office, and stunning generously sized private gardens, this property is a dream come true for families seeking a tranquil abode within the heart of the town.

Upon entering the property, you are welcomed by an entrance hall adorned with Victorian mosaic floor tiles and a split level staircase rising to the first floor accommodation. The hallway leads to a ground floor cloakroom fitted with a WC and wash hand basin. The property boasts three reception rooms, two of which are elegantly designed to offer a warm and inviting space. The lounge features a cast iron log burner set within a handsome inglenook fireplace, picture rails to the walls, and a large bay window to the front, pouring in ample natural light. The second reception room is currently used as a dining room and the final reception room is the stunning sun room to the rear which provides a serene view of the garden and direct access via the patio doors, thus serving as a perfect area for relaxation or entertaining guests.

The property offers a well-equipped kitchen with an integrated double oven at face height, built-in hob and extractor, an integrated fridge freezer, and a dishwasher. The kitchen also features a double sink and looks out to the picturesque garden, providing an enjoyable cooking experience.

The house benefits from three spacious double bedrooms, each with built-in wardrobes, offering ample storage space. The first bedroom is a luxurious suite, complete with an en-suite shower room and a charming bay window, allowing the room to be bathed in gentle sunlight. The back bedroom again offers the benefit of a large bay window over looking the rear gardens.

The property possesses one family bathroom fitted with a four-piece suite comprising of a enclosed shower, bathtub, close coupled WC and pedestal wash hand basin ensuring a luxurious bathing experience.

Outside, the house boasts a stunning, private, characterful garden measuring at approximately 200ft long creating a perfect oasis of calm and tranquillity. The single detached garage and additional parking beyond the double timber gates represent practical features for busy family life. Additionally, the extremely spacious garden office provides a quiet space for working from home or could be used as a studio, workshop or a incredible summer house.

This property falls under the Council Tax Band D, indicating a reasonable annual council tax. The property also benefits from gas fired central heating throughout.

In conclusion, this property offers an exceptional blend of character features and modern comfort, in a highly desirable location. Its unique features, combined with its condition and size, make it a perfect family home. We highly recommend viewing this property to truly appreciate its charm and potential. Whether you are a growing family or a professional couple looking for that extra space, this property will cater to all your needs and more.

Room Measurements

Ground Floor

Entrance Hall: 14'11" x 6'04"
Cloakroom WC: 2'06" x 5'04"
Lounge: 13'04" x 15'11"
Dining Room: 10'08" x 11'11"
Kitchen: 14'10" x 10'05"
Sun Room: 22'07" x 8'04"

First Floor

Master Bedroom: 12'04" x 11'09"
Ensuite Shower Room: 9'04" x 4'00"
Bedroom Two: 12'06" x 11'11"
Bedroom Three: 12'00" x 13'07"
Family Bathroom: 6'04" x 11'10"

Garden Office

Entrance Hall: 5'07" x 7'02"
Room One: 11'08" x 9'08"
Cloakroom WC: 3'08" x 5'08"
Room Two: 11'07" x 9'09"
Backroom: 7'01" x 7'04"

Single Garage: 9'06" x 16'04"

Disclaimer

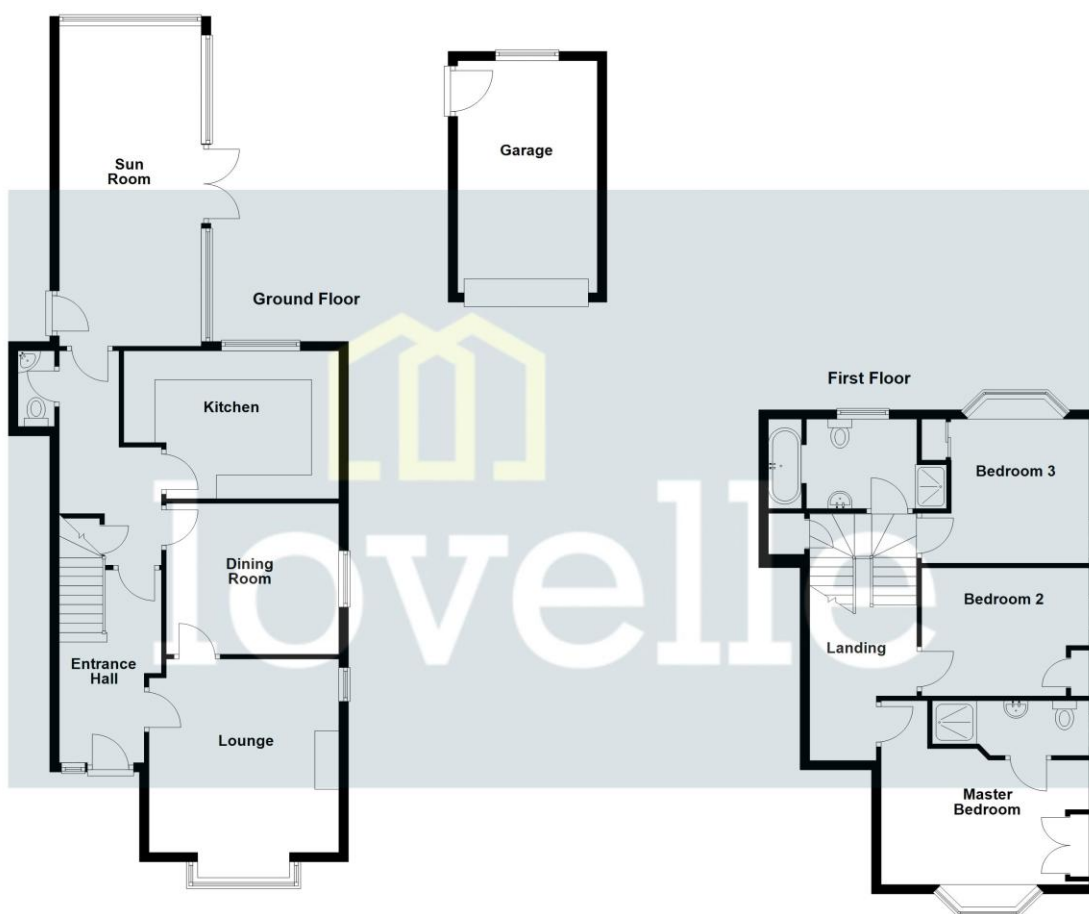
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Mobile and Broadband Checker

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

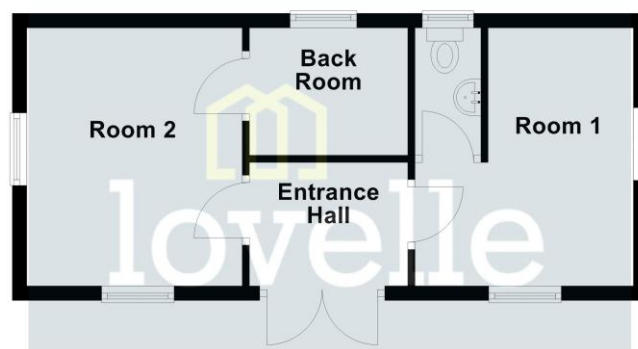






Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

Ground Floor



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