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Chapel Lane, Louth



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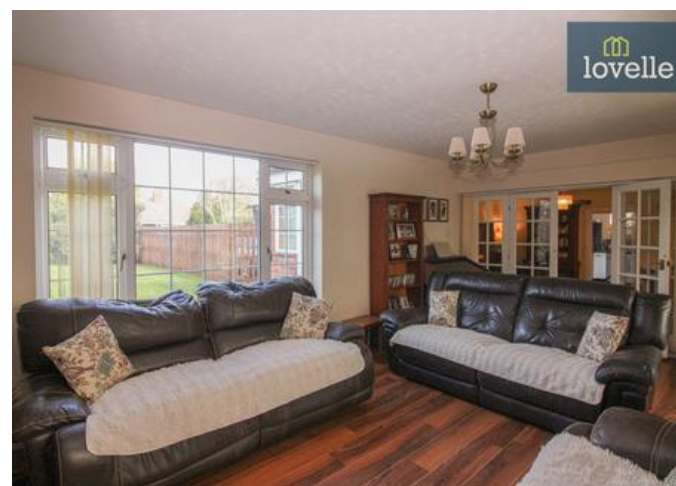


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When it comes to  
property it must be

  
lovelle





£395,000

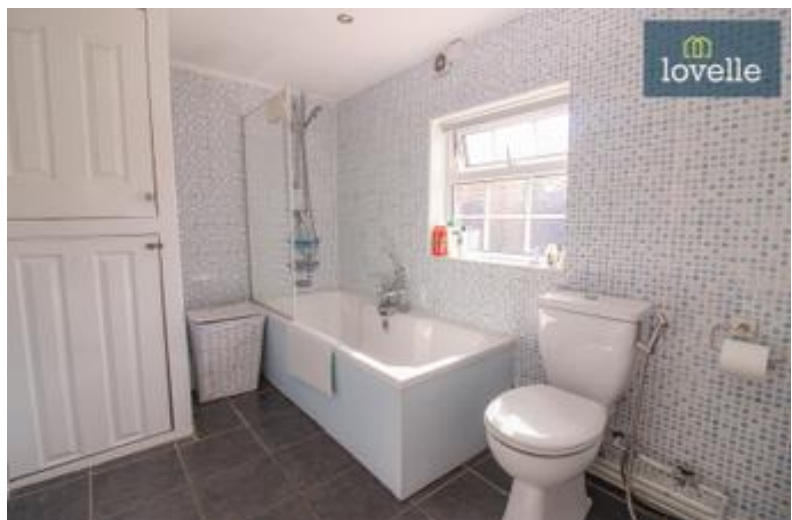
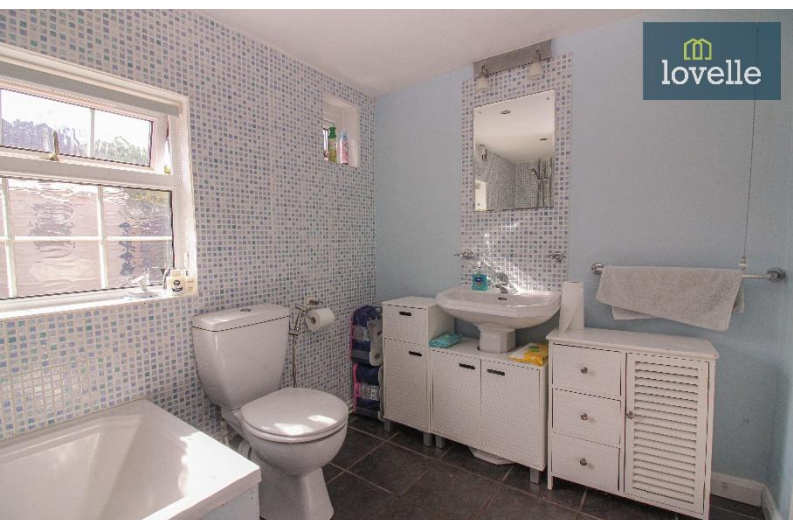
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This exceptional detached house, located in a peaceful village close to local amenities, offers a luxurious living experience with four reception rooms, a generous kitchen, four bedrooms including a master with en-suite, a family bathroom, first floor WC, a south-facing wrap around garden, a garage, and a large plot measuring at approximately 0.25 acres (STS), making it an ideal family home that blends rural charm with modern convenience.

### Key Features

- Peaceful Village Location
- Detached Family Home
- Four Reception Rooms
- Four Bedrooms
- Kitchen Diner
- Family Bathroom, Cloakroom WC & En-Suite
- Mature Wrap Around Garden
- Ample Off Road Parking & Garage
- Approx 0.25 Acre Plot (STS)
- EPC rating TBC
- Tenure: Freehold









This exceptional, characterful, detached home, currently listed for sale, is a remarkable property that offers a luxurious and serene living experience. Situated in a peaceful village location, it is conveniently close to local amenities and nestled down a quiet village lane.

The property encompasses four well-appointed reception rooms to the ground floor, each with its own unique features. The lounge offers a tranquil retreat, boasts large windows and an enchanting garden view that brings in ample natural light. Reception room two is a multifunctional space that can be utilised as a dining area or office, it features double doors leading to the lounge, enhancing the flow of the house. Reception room three is home to the enclosed staircase, providing access to the first floor. The fourth and final reception room is a spacious conservatory that not only offers another delightful garden view but also provides direct access to it.

The heart of the house is a generous kitchen with a dedicated dining space. The kitchen is equipped with an integrated double oven & grill to face height, a four-ring ceramic Siemens hob, and an integrated dishwasher, along with ample worktop space and storage, ensuring a delightful culinary experience.

The property offers four bedrooms. The master bedroom is a spacious double with built-in wardrobes, dressing area and an en-suite which comprises of a double shower cubicle, close coupled WC and wash hand basin, offering a private sanctuary for the residents. Bedroom two is also a spacious double, providing ample space for added comfort. Bedroom three is a smaller double/single, suitable for children or guests. The fourth bedroom a ground floor double, offering added convenience.

The ground floor family bathroom features a three-piece suite comprising of a panelled bath with shower over, close coupled WC and wash hand basin providing a harmonious blend of comfort and style. To the first-floor there is a cloakroom WC, ensuring the convenience for the family and guests alike.

The property stands out with several unique features. The south-facing, enclosed, mature, wrap around garden, in particular, is a delight, offering a serene space for outdoor relaxation and boast several mature shrubs and flower beds plus the addition of a mature apple and pear tree. The property also includes a driveway accessed via the double timber five bar gates to the front of the plot which leads down to the garage, ensuring ease of vehicle storage. Additionally, the brick store outbuildings, potting area and the large plot of approximately 0.25 acres (STS) all add value to the property.

With a Council Tax Band C, this house is ideal for families looking for a blend of rural charm and modern convenience along with the added benefit of uPVC double glazing and gas fired central heating to the property. The presence of nearby amenities and the property's tranquil location make it an excellent choice for those seeking a balance between the hustle and bustle of town life and the peace of the countryside. This property is a rare find and viewing is highly recommended to fully appreciate its charm.

## Room Measurements

### Ground Floor

Entrance Porch: 7'02" x 4'08"  
Lounge: 19'09" x 11'10"  
Dining Room: 12'09" x 10'11"  
Reception Room: 10'04" x 12'11"  
Kitchen Diner: 23'02 (max) x 9'08" (max)  
Bedroom Four: 9'08" x 8'09"  
Family Bathroom: 10'08" x 6'09"  
Conservatory: 16'02" x 10'11"

### First Floor

Master Bedroom: 16'01" x 10'06"  
Ensuite Shower Room: 7'05" x 4'07"  
Bedroom Two: 10'04" x 12'04"  
Bedroom Three: 7'10" x 8'04"  
Cloakroom WC: 5'03" x 2'07"

### Outside

Garage: 9'07" x 16'09"

## 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

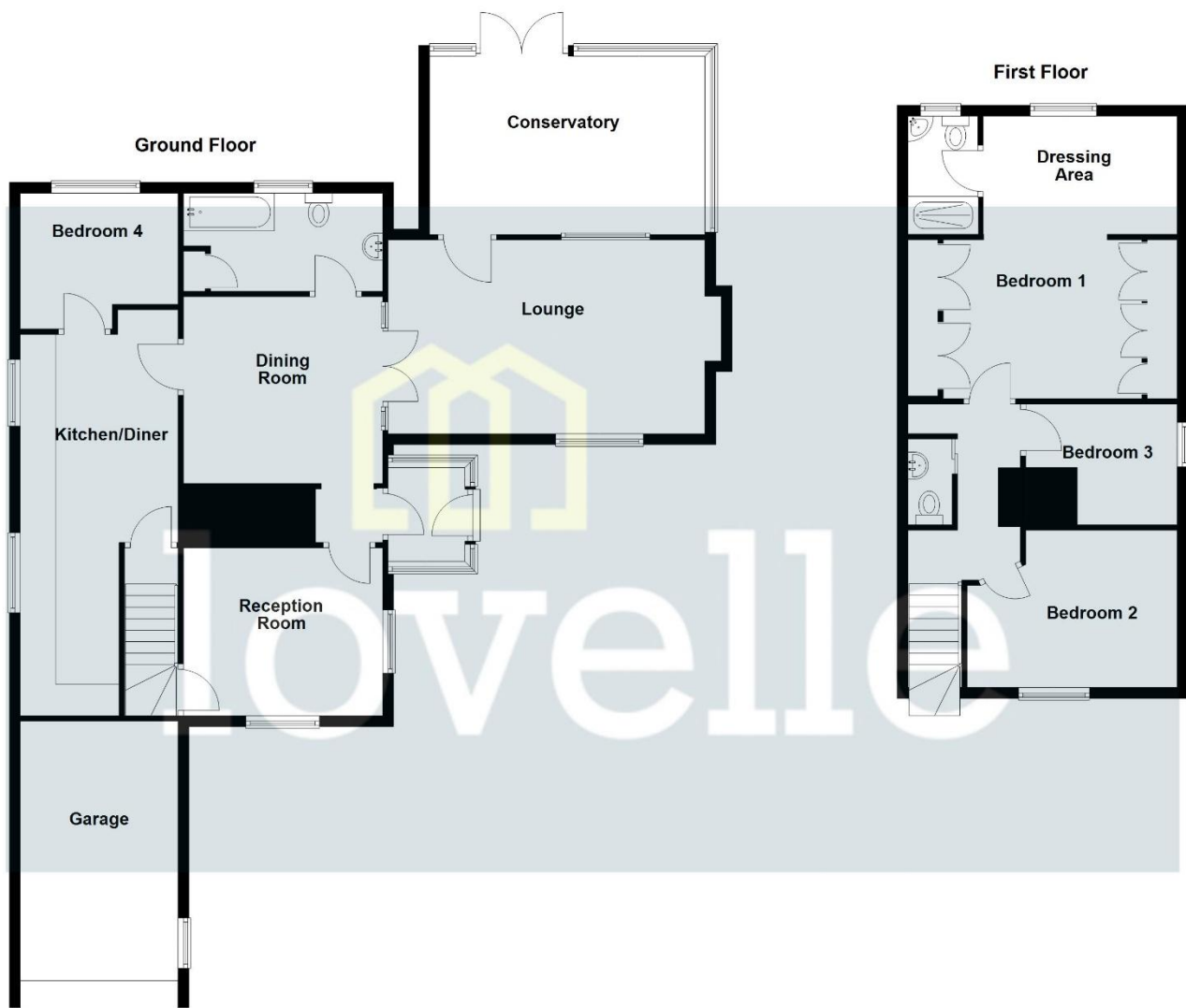
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.











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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