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Conker Grove, Louth

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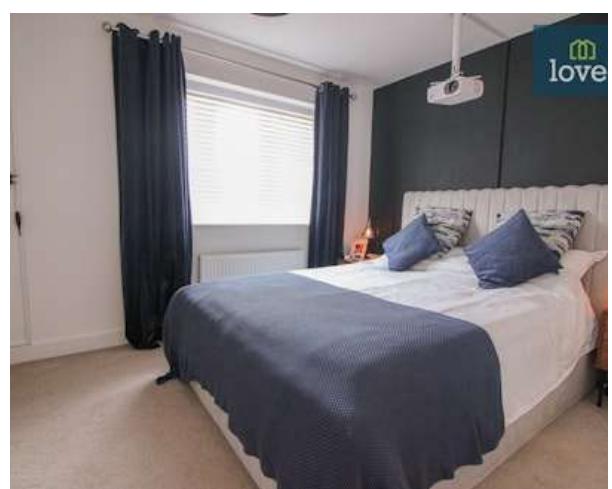
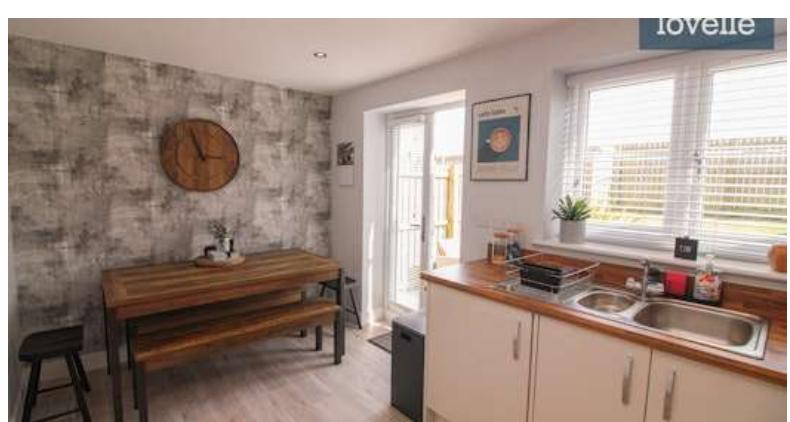
£186,000

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This immaculate semi-detached house, perfect for first-time buyers or investors, is located in a popular new development on the outskirts of a vibrant market town and features two spacious double bedrooms, a sophisticated reception room, a modern kitchen with dining space, and a south-east facing garden, all complemented by off-road parking for two vehicles.

Key Features

- Immaculately Presented Home
- Semi Detached
- Two Double Bedroms
- Sophisticated Lounge
- Bright & Airy Kitchen Diner
- Family Bathroom & Cloakroom
- WC
- EPC rating B
- Tenure: Freehold





Presenting this immaculate semi-detached house for sale, situated in a popular new development on the outskirts of the charming market town of Louth. This property represents an exceptional opportunity for first-time buyers or shrewd investors seeking a pristine residence in a sought-after location.

This house is a testament to excellent design and superior living standards. The property features two generously sized double bedrooms. The first bedroom is spacious, providing ample room for a comfortable living environment. The second bedroom is equally impressive, boasting a walk-in wardrobe and a media wall, the perfect blend of modernity and functionality.

At the heart of the property is a well-proportioned reception room, adorned with wooden acoustic wall panelling that not only enhances the aesthetic appeal but also adds a touch of sophistication. This room offers a serene space for relaxation, leisure, and entertainment.

The property boasts a pristine bathroom equipped with a three-piece suite and a shower over the bath, offering a relaxing, spa-like feel. The bathroom, like the rest of the house, has been maintained to an impeccable standard, ensuring a fresh and modern appearance.

The kitchen is a true highlight of this property, featuring a dedicated dining space that encourages family meals and social gatherings. Integrated appliances such as dishwasher, washing machine, oven, hob, extractor, fridge and freezer are seamlessly incorporated into the design, offering a sleek and contemporary look. Double patio doors lead out to the garden, allowing plenty of natural light to flood into the room and creating an indoor-outdoor living experience that is truly desirable.

In addition to the excellent indoor features, this property also offers off-road parking for two vehicles comfortably, an amenity that is highly desirable in this popular location. The house is set within south-east facing gardens, offering a delightful outdoor space for relaxation or entertaining, the garden is split into a large patio area which leads to a raised lawn space with raised flower beds breaking up the two. The addition of a timber garden shed also adds to the convenience of this garden. A ground floor cloakroom WC adds to the convenience and functionality of this exceptional home.

This property is not simply a house, but a home filled with unique features and a warm atmosphere. The prime location, coupled with the incredible standard of living on offer, makes this an opportunity not to be missed. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a property with excellent rental potential, this immaculate semi-detached house is a perfect choice.

The property also benefit from an EPC rating of 'B' and a council tax band rating of 'A' keeping outgoing living costs to a minimum.

In conclusion, this property offers an ideal blend of style, comfort, and practicality. Its unique features, coupled with its prime location, make it an attractive property for those seeking a quality living environment. The immaculate condition of the property means that the new owners can move in with minimal fuss, taking advantage of the comfortable and modern living spaces from day one. This charming house is waiting for its new owners to begin their new chapter.

Room Measurements

Ground Floor

Lounge: 9'09" x 14'03"

Kitchen Diner: 7'11" x 13'05"

Cloakroom WC: 5'00" x 3'02"

First Floor

Bedroom One: 9'00" x 13'05"

Bedroom Two: 8'00" x 13'05"

Bathroom: 5'06" x 6'10"

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.

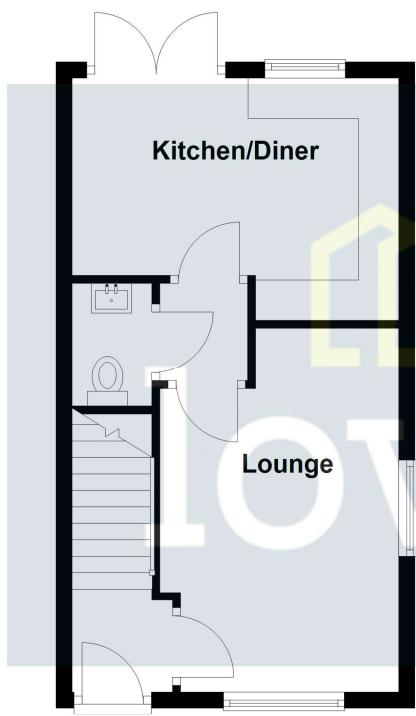
Mobile and Broadband Checker

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





Ground Floor



First Floor



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 Plan It



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