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Mayfield Crescent, Louth



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£265,000



This pristine semi-detached home offers three spacious double bedrooms, modern amenities including a 2023-fitted kitchen, two reception rooms, a contemporary bathroom, and large gardens, all situated in a peaceful location with easy access to local amenities, making it an ideal blend of comfort and convenience.

Key Features

- Quiet Location
- Close to Local Amenities
- Modern Well Equipped Kitchen Fitted in 2023
- Lounge & Dining Room / Snug
- Two Double Bedrooms to Ground Floor
- Modern Bathroom
- Additional Double Bedroom to First Floor
- Large Lawned Garden
- Driveway & Garage
- EPC rating TBC
- Tenure: Freehold





We are delighted to present to the market a pristine, semi-detached home for sale. This impressive property is in immaculate condition and boasts several desirable features that enhance living comfort.

The house accommodates three well-sized double bedrooms. Bedroom 1 and bedroom 3 both have the added advantage of built-in wardrobes for added storage. Bedroom 3 is a particularly unique room, being located on the first floor. Each bedroom is generously proportioned, allowing for a comfortable living space.

Adding to the appeal of this property is its modern three-piece suite bathroom with shower over bath, situated to the ground floor, designed with contemporary finishes to create a relaxing environment.

The property features two reception rooms, offering ample space for relaxation and entertainment. Reception room 1 is a welcoming lounge located towards the front of the house with a square bay window creating an ideal space to unwind after a long day. The second reception room serves as both a snug and dining room which leads on to the kitchen, perfect for hosting dinner parties or enjoying cosy nights in.

The heart of this home is undoubtedly the kitchen, fitted late 2023, it provides everything necessary for modern-day cooking. It comes with an integrated fridge and freezer, a sunken sink unit with worktop drainer, integrated bins, a built-in double oven to face height, and a hob with extractor over. As well as the addition of plumbing for two appliances such as washing machine, tumble dryer or dishwasher.

Externally, the property is set in a quiet location, making it a peaceful haven away from the hustle and bustle. The driveway leading to the garage offers convenient off-street parking. Further enhancing the outdoor space is the large garden to the rear of the property which is predominately laid to lawn with a gravelled border and large paved patio area perfect for al fresco dining, all providing a wonderful space to enjoy during the warmer months.

The property falls within Council Tax Band B, further adding to its affordability and benefits from uPVC double glazing throughout and gas fired central heating.

Situated close to local amenities, this home offers a blend of comfort and convenience. Whether it's a quick trip to the grocery store or a short walk to the town centre, everything you need is within easy reach. With its combination of space, modern features, and excellent location, this property represents an excellent opportunity for those seeking a comfortable, peaceful, and convenient lifestyle. Don't miss out on this unique opportunity to own a beautifully presented home in a desirable location.

Please get in touch to arrange a viewing or to get more information.

Room Measurements

Ground Floor

Entrance Hall: 5'05" x 14'10"
Lounge: 10'11" x 11'11"
Snug / Dining Room: 14'09" x 10'11"
Kitchen: 8'00" x 17'06"
Bedroom One: 11'06" x 10'10"
Bedroom Two: 11'05" x 10'04"
Bathroom: 5'10" x 7'08"

First Floor

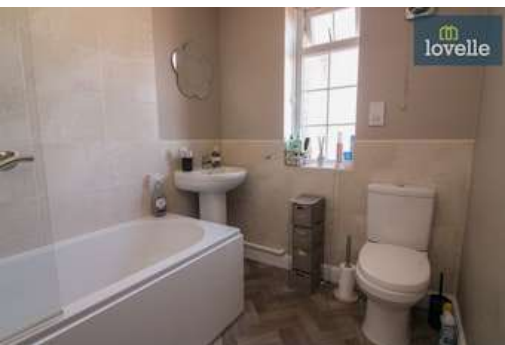
Bedroom Three: 10'11" x 10'04"

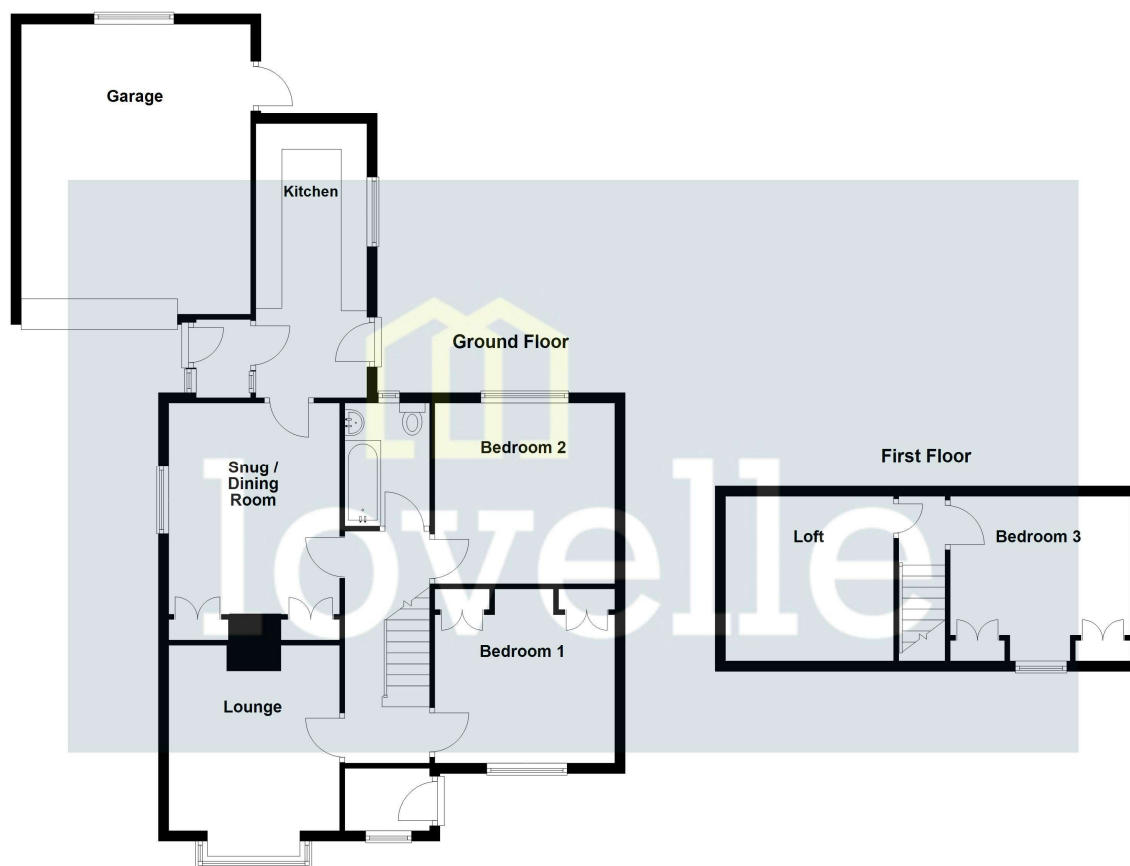
Disclaimer

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.





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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01472 251918

grimsby@lovelle.co.uk

