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Lime Grove, Louth



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£215,000



This semi-detached house on the outskirts of the desirable market town of Louth offers three bedrooms, a spacious garden, garage, and driveway, combining traditional charm—such as a cosy inglenook fireplace—with modern features like a contemporary kitchen and owned solar panels, making it an ideal, energy-efficient home for first-time buyers or families seeking comfort, convenience, and countryside living.

### Key Features

- Spacious Driveway & Garage
- Extended Semi Detached Home
- Three Bedrooms
- Lounge
- Kitchen/Diner/Snug
- Modern Bathroom
- Front & Rear Gardens
- Owned Solar Panels
- EPC rating TBC
- Tenure: Freehold









Available for sale on the outskirts of the desirable market town of Louth, this well-presented semi-detached house offers a rare combination of comfort, efficiency, and family-friendly living. Ideally suited to first-time buyers and families, this property provides a wonderful opportunity to establish a home in a sought-after location with easy access to local amenities and tranquil countryside.

The house enjoys a handsome frontage with a driveway providing off road parking and access to a detached brick built single garage, ensuring ample space for vehicles as well as secure storage. The entrance opens into a thoughtfully laid-out interior, inviting you directly into an entrance hall which leads to a warm and welcoming reception room. This space is a real highlight, boasting elegant wooden floors that flow seamlessly. A charming inglenook fireplace with a cast iron multi-fuel burner instantly creates a cosy atmosphere, perfect for relaxing evenings at home. The fireplace acts as the striking focal point of the room and promises both warmth and charm throughout the seasons.

Moving through to the heart of the home, the property features a contemporary kitchen designed with both style and practicality in mind. Ample dining space is available, making this area ideal for informal meals and family gatherings. The built-in oven, four ring hob and integrated fridge freezer offer modern convenience, while plumbing for a washing machine ensures that daily chores are effortlessly managed. The kitchen is smartly open to an extension, creating an additional reception room space ideal for a home office, playroom or snug all whilst providing a sense of light and space that enhances the entire ground floor.

Accommodation comprises three comfortable bedrooms, providing ample space for families or those seeking flexible working arrangements. The two double bedrooms offer generous proportions and adaptability for a range of furnishings, each benefitting from natural light. The third single bedroom is well-suited as a child's room, study, or guest space.

The family bathroom has been tastefully appointed with contemporary fixtures, including a luxurious rainfall effect shower over the p-shaped bath and a practical heated towel rail. These thoughtful touches ensure comfort and add a touch of elegance to daily routines.

Externally, the house offers a spacious, enclosed lawned garden to the rear. This expansive outdoor area provides a safe and sunny environment for children to play, space for al fresco dining, and great scope for keen gardeners or those who wish to personalise their outdoor living space. There is also direct access to the single garage from the garden, adding extra flexibility for storage or hobby use.

Notably, this property is remarkably efficient, benefitting from owned solar panels installed in 2019, which can help reduce energy bills and your carbon footprint. Further efficiency is offered by a modern gas boiler installed in 2020, ensuring warmth and reliability throughout the year.

This property falls into council tax band B, making it an appealing proposition from a budgeting perspective. The location offers the convenience of being both peaceful and easily accessible to the nearby market town, combining the best of rural and urban lifestyles.

With its blend of traditional features, modern updates, and impressive energy efficiency, this semi-detached house stands out as an exceptional home ready to welcome its next owners. Viewings are highly recommended to appreciate the quality, space, and potential on offer. Whether you're looking to take your first steps onto the property ladder or seeking a comfortable family home with room to grow, this charming residence provides an outstanding opportunity to live in a vibrant and picturesque setting. Arrange your appointment to view today and take the first step towards making this superb property your new home.

## Room Measurements

### Ground Floor

Entrance Hall: 7'01" x 14'01"

Lounge: 12'00" x 15'00"

Kitchen Diner: 19'06" x 9'03"

Snug/Playroom: 10'08" x 5'11"

### First Floor

Bedroom One: 12'01" x 11'03"

Bedroom Two: 12'05" x 10'00"

Bedroom Three: 7'11" x 8'06"

Family Bathroom: 6'04" x 9'02"

Detached Garage: 9'02" x 16'07"

## 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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