

Buy. Sell. Rent. Let.


lovelle



Juniper Road, Louth



4



3



3

When it comes to
property it must be


lovelle



£354,950

 4
  3
  3

This immaculate, modern four-bedroom detached family home in a sought-after new development offers spacious, flexible living, luxury finishes, enclosed gardens, out look to the front overlooking the basin, ample parking, garage and energy-efficient features making it a truly exceptional sanctuary for contemporary family life.

Key Features

- Immaculate Detached Family Home
- Open Plan Living Kitchen Diner
- Utility Room & Cloakroom WC
- Lounge & Snug
- Four Double Bedrooms
- Two Ensuites Servicing Three Bedrooms
- Family Bathroom
- Large Gardens
- Ample Parking & Garage
- Over Looking Basin To Front
- EPC rating B
- Tenure: Freehold





Presenting to the market this truly immaculate detached family home, set within a sought-after new development and enjoying an outlook overlooking the basin to the front. This exceptional four-bedroom property seamlessly combines modern design with superior comfort, offering the ideal sanctuary for families seeking both space and sophistication.

The generously proportioned plot is complemented by a large, lawned garden, fully enclosed to ensure both safety and privacy, making it perfect for children at play, summer entertaining, or relaxation. The driveway accommodates several vehicles with ease, supplemented by a single garage offering secure parking and additional storage options.

Stepping inside, you are greeted by a pristine, welcoming entrance hall which sets the tone for the rest of this immaculate residence. The ground floor boasts three versatile living spaces, thoughtfully designed to offer purpose and flexibility for today's dynamic family lifestyles.

The principal lounge is a haven of comfort, flooded with natural light and providing a serene setting for daily relaxation and hosting guests. There is also a dedicated study, which is ideal for those working from home or requiring a peaceful area for reading or homework.

Culinary enthusiasts will be drawn to the heart of the home, the stylish open-plan kitchen living diner. This contemporary space runs the full width of the property and is equipped with a comprehensive range of integrated appliances, including a four-ring induction hob with extractor, electric fan oven to face height with additional microwave oven, integrated dishwasher, and a generously sized fridge freezer. The expansive island unit provides excellent workspace and a sociable focal point along with more storage and worktop space, seamlessly connecting to the dining area for family meals and informal gatherings. Abundant natural light filters through, while patio doors open directly onto the sunny garden, creating a wonderful indoor-outdoor flow ideal for al fresco dining and garden parties. A practical utility room adds valuable additional space for laundry and household management.

Upstairs, four spacious double bedrooms ensure every member of the family enjoys the comfort and privacy they deserve. The principal bedroom is a sanctuary of its own, featuring an en-suite shower room and extensive built-in wardrobes, offering a sophisticated blend of style and storage. Two further double bedrooms are serviced by a modern jack and jill en-suite shower room, making them perfect for siblings or overnight guests, convenience and functionality thoughtfully combined. The fourth double bedroom presents additional flexibility, ready to adapt to your individual needs, whether as a guest suite, nursery, or further workspace.

The family bathroom has also been finished to a high standard, featuring a smart three-piece suite, sleek heated towel rail, and quality fixtures, creating an atmosphere of understated elegance and relaxation.

Further enhancing the practicality of this home, a ground floor cloakroom WC ensures day-to-day living is as convenient as it is comfortable.

This impressive, detached family home is presented in immaculate condition throughout, benefitting from energy-efficient features that support modern living, as evidenced by its highly desirable EPC Rating of 'B'. The property also falls under Council Tax Band E.

Occupying a spacious plot within a popular new development and overlooking the basin, this property enjoys a peaceful yet connected location, ideal for families. The combination of ample parking, enclosed gardens, and open-plan living spaces provide an outstanding environment for both entertaining and everyday comfort.

In summary, this is a rare opportunity to acquire a modern, superbly appointed family home with every detail carefully considered for effortless living. From its practical layout and luxurious specifications through to its idyllic setting and immaculate presentation, this detached residence truly stands out as one of the finest properties in today's market. Viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Room Measurements

Ground Floor

Kitchen Living Diner: 27'11" x 11'01"

Utility Room: 6'02" x 6'01"

Lounge: 10'10" x 16'11"

Study: 9'06" x 9'00"

Cloakroom WC: 3'01" x 6'01"

First Floor

Master Bedroom: 10'04" x 14'11"

Ensuite: 6'02" x 9'08"

Bedroom Two: 9'10" x 11'07"

Bedroom Three: 11'00" x 11'01"

Jack and Jill Ensuite: 6'06" x 7'10"

Bedroom Four: 10'10" x 9'08"

Bathroom: 6'06" x 7'00"

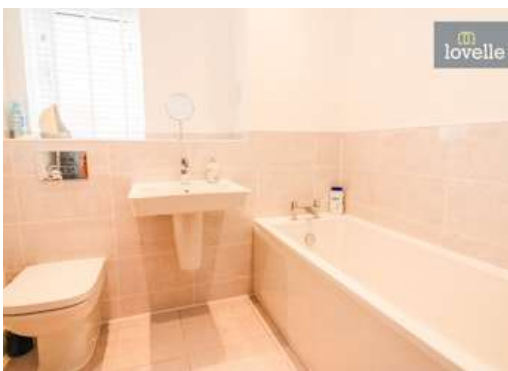
Disclaimer

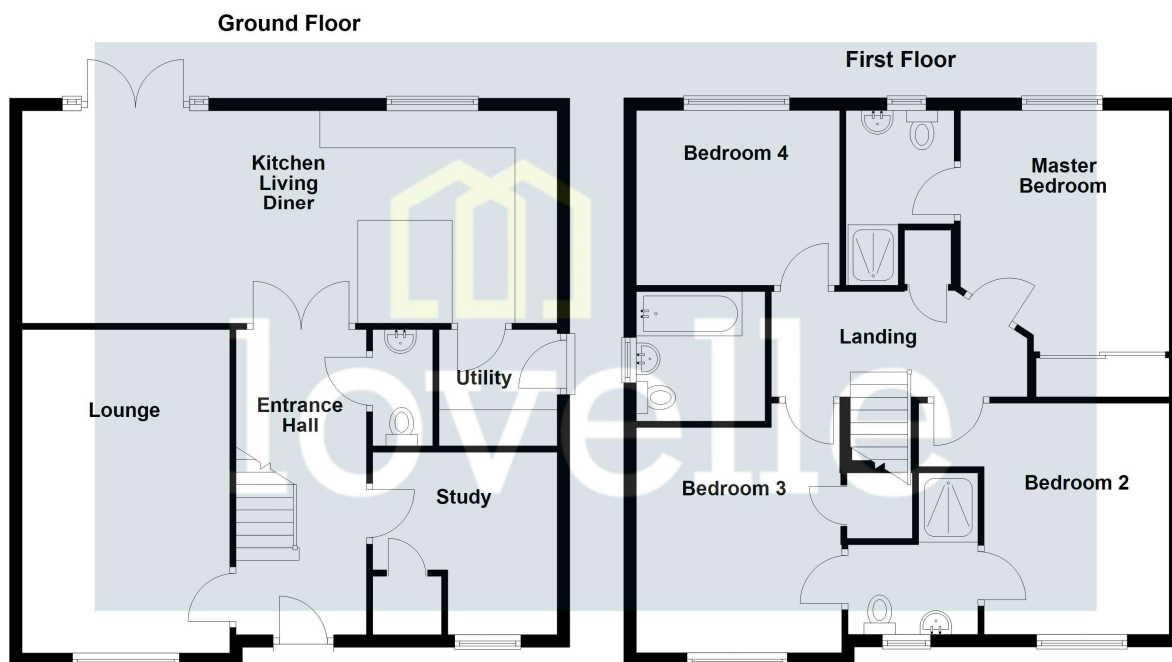
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

When it comes to **property**
it must be


lovelle

01472 251918
grimsby@lovelle.co.uk