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St Michaels Road, Louth



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When it comes to
property it must be


lovelle



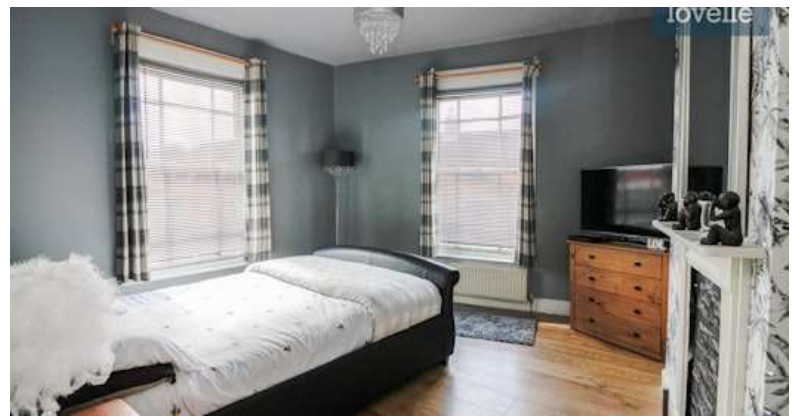
£170,000



This charming and characterful semi-detached house offers two spacious reception rooms, kitchen, two double bedrooms, first floor bathroom and an inviting courtyard garden with additional storage, all conveniently located close to local amenities, presenting an ideal blend of period charm and modern living in a desirable area.

Key Features

- Period Charm With Modern Convenience
- Cosy Lounge
- Dining Room
- Kitchen With Garden Access
- Two Double Bedrooms
- First Floor Bathroom
- Low Maintenance Courtyard Garden
- Two Centre Location
- Tenure: Freehold
- EPC Rating: D





Presenting this charming and characterful semi-detached house, now available for sale, ideally located within a stone throw of local amenities. This thoughtfully presented property offers an excellent opportunity for those searching for a blend of period charm and modern convenience. With neutral decor throughout, the house provides a blank canvas, allowing new owners to move in effortlessly and make their mark.

Upon entry, you are welcomed by the lounge, a reception room designed to create a warm and inviting atmosphere. The dual aspect windows ensure the room is flooded with natural light throughout the day, enhancing the sense of space. A striking feature of the lounge is the elegant cast iron fire surround with an open grate fire, offering an authentic focal point and a cosy spot to relax during cooler evenings. This traditional feature harmoniously combines with the fresh neutral palette, creating an ambience of homely sophistication.

Adjoining the lounge, the second reception area functions as the dining room, another beautifully proportioned space, perfect for family gatherings, dinner parties, or entertaining friends. Here, the characterful appeal continues with an impressive inglenook fireplace, making this room a true highlight of the property. Whether used for formal dining or as a relaxed family space, the dining room is certain to become the heart of the home.

The well-appointed kitchen offers both style and practicality. Fixtures are complemented by a range of conveniences including under stair storage and a built-in oven, hob and extractor, ideal for home cooks. With plumbing for a washer, daily household tasks are easily managed. Direct access to the courtyard garden allows for seamless indoor-outdoor living, perfect for enjoying your morning coffee in the sunshine or dining al fresco in the warmer months.

Upstairs, two generous double bedrooms await, thoughtfully designed to offer both comfort and tranquillity. Crisp neutral tones accentuate the feeling of space and light, while providing versatility to effortlessly adapt to your personal taste and style. Each bedroom benefits from ample proportions, ensuring plenty of room for furnishings and personal belongings.

The bathroom is situated to the first floor and is fitted with a three-piece suite comprising of a bath with shower over, close coupled WC and pedestal wash hand basin, blending functionality with style, making daily routines a pleasure. Completed in neutral shades, it provides a clean and contemporary feel that caters to a variety of tastes.

The outside space is equally impressive. The private courtyard garden offers a peaceful retreat from the hustle and bustle of everyday life, perfect for those who enjoy spending time outdoors without the effort of extensive maintenance. This space is ideal for summer barbecues, container gardening, or simply unwinding in the fresh air. The property further benefits from two brick-built stores, providing additional storage solutions for gardening equipment, bicycles, or hobby items.

Additional practical advantages include an EPC rating of D, offering reassurance and efficiency, and the council tax band A, providing a cost-effective package for prospective buyers.

This characterful property is a rare find, exuding period charm whilst offering the contemporary comforts demanded by modern living. Its proximity to local amenities ensures convenience and connectivity to daily essentials, making it a prime choice for a wide range of buyers.

In summary, this semi-detached house delivers a superb blend of style, character, and practicality. With two spacious reception rooms, a modern and functional kitchen, two double bedrooms, and an inviting courtyard

garden complemented by useful brick-built stores, this home is ready to offer its next owners years of comfortable living in a well-established and desirable area. Early viewing is highly recommended to fully appreciate the unique features and excellent condition this delightful property has to offer.

Room Measurements

Ground Floor

Lounge: 12'05" x 12'10"

Dining Room: 11'10" x 11'11"

Kitchen: 7'08" x 13'00"

First Floor

Bedroom One: 12'10" x 12'01"

Bedroom Two: 11'10" x 11'09"

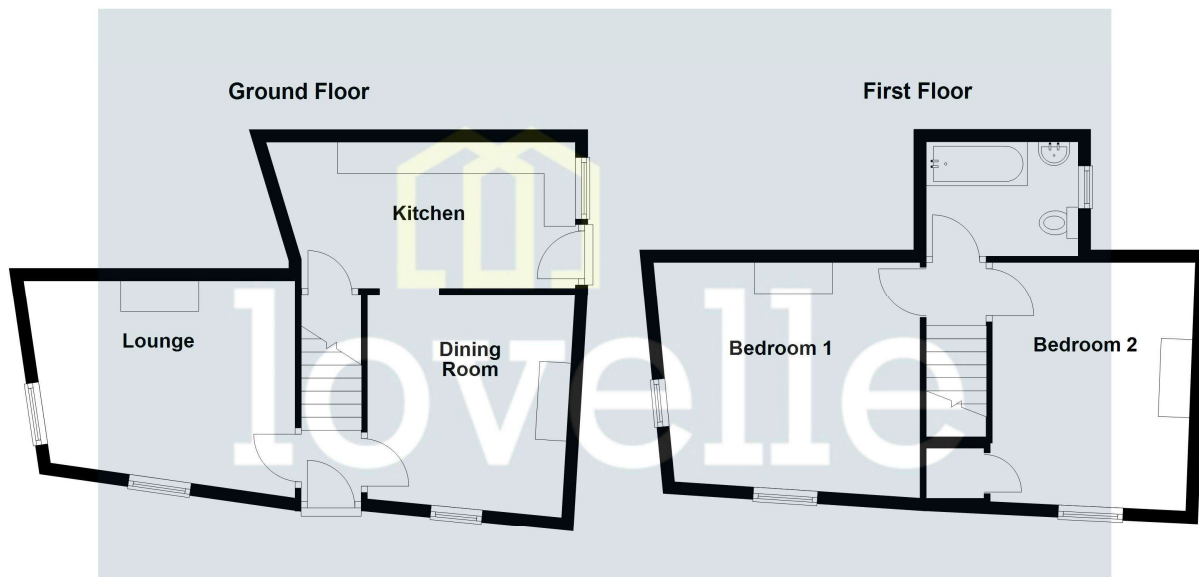
Bathroom: 7'09" x 7'04"

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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