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Trinity Lane, Louth



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property it must be


lovelle



£135,000



This well-presented two-bedroom terraced house offers a peaceful yet convenient setting close to the town centre, featuring low-maintenance courtyards, modern decor, and immediate move-in or investment potential, making it an ideal choice for first-time buyers or investors alike.

- Key Features**
- Convenient, Quite Town Location
 - Two Bedrooms
 - Lounge With Open Fire
 - Breakfast Kitchen
 - Utility Room / Rear Porch

- Ground Floor Bathroom
- Low Maintenance Secure Courtyard
- EPC rating E
- Tenure: Freehold





Presenting to the market this well-appointed two-bedroom terraced home, located on a quiet lane within a short walk of the market town centre of Louth, offering an enviable blend of tranquillity and convenience. With appealing curb appeal and low-maintenance courtyards both to the front and rear, this neutrally decorated property is an excellent opportunity for first-time buyers or investors looking to acquire a home with immediate liveability and investment potential.

Upon entering the house, you are greeted by a welcoming lounge, the perfect space for relaxation or entertainment. This reception room exudes both warmth and character, benefiting from a classic cast iron fire surround paired with an open grate fire which provides a charming focal point. The room's neutral decor ensures a light and airy atmosphere, whilst also providing a versatile blank canvas for new owners to personalise according to their tastes.

The kitchen is designed with practicality and modern living in mind, featuring space for a dedicated breakfast area, a pleasant spot for morning. Ample space for a fridge freezer, a clearly defined cooker point, and a useful utility room to the rear with plumbing for washing machine all enhance the kitchen's functionality. For additional storage, a small understairs cupboard is conveniently situated, ideal for keeping household essentials neatly tucked away.

Accommodation to the first floor comprises two bedrooms, thoughtfully laid out to maximise comfort and usability. The primary bedroom is a generously sized double, providing plenty of space for bedroom furniture and storage. Its neutral colour palette allows for easy customisation to suit any personal style. The second bedroom offers a single configuration perfect for a child's room, guest accommodation, or a cosy study.

The bathroom, situated on the ground floor is made up of a three-piece suite comprising of panelled bath with shower over, close coupled WC and wash hand basin and is conveniently accessible from the main living areas, offering practicality for both residents and guests alike.

A feature of this property is the attractive, low-maintenance rear courtyard, providing a private outdoor retreat ideal for alfresco dining, relaxing, or light gardening. The front courtyard also adds to the property's overall charm while ensuring exterior upkeep is kept to a minimum. For those who value privacy and secure access, a gated private pedestrian passageway leads to the garden area an especially appealing feature for families and pet owners.

Further bolstering the home's appeal is its excellent location. Being situated on a quiet lane yet only a short stroll to the town centre means all local amenities including shops, supermarkets, and leisure facilities are easily within reach. The area is also well served by nearby schools, making it a convenient choice for those with educational needs.

This property benefits from an EPC rating of E and falls within council tax band A, ensuring that ongoing running costs are kept manageable. The combination of thoughtful, neutral modernisation already in place and the scope for further personalisation makes this home a sound choice for those looking to move straight in or for landlords seeking a reliable addition to their portfolio.

Viewings are highly recommended to fully appreciate the comfort, warmth, and convenience this delightful home has to offer.

Room Measurements

Ground Floor

Lounge: 11'11" x 11'05"

Breakfast Kitchen: 8'05" x 12'00"

Utility: 4'10" x 6'05"

Bathroom: 5'05" x 5'06"

First Floor

Bedroom One: 11'11" x 11'05"

Bedroom Two: 9'04" x 8'05"

Disclaimer

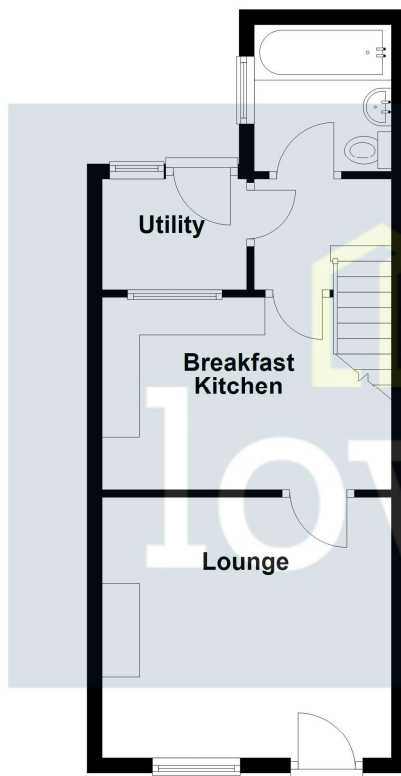
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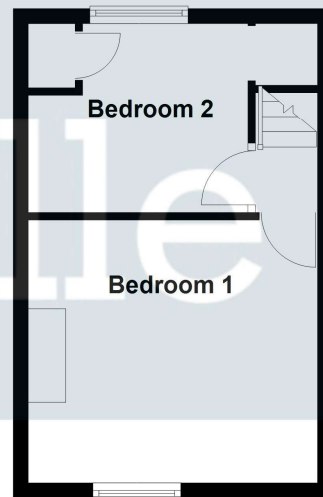
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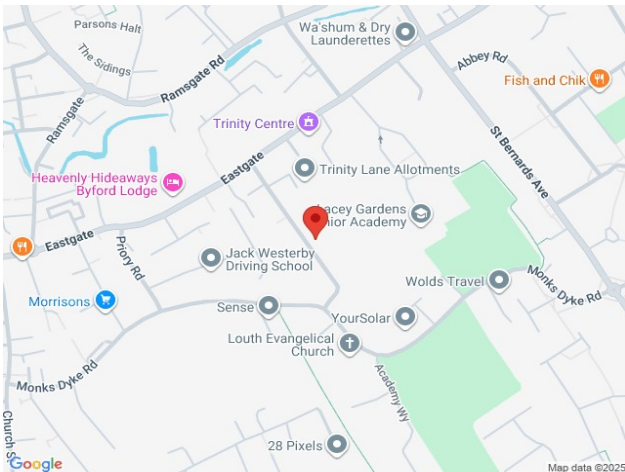
Ground Floor



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.



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