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Elm Drive, Louth



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£299,950

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This spacious and well-presented four-bedroom detached house on the outskirts of a popular market town offers flexible family living with multiple reception rooms, landscaped gardens, garage and parking, all within a tranquil residential area close to excellent schools and local amenities.

Key Features

- Detached Family Home
- Enclosed, Private Gardens
- Spacious Lounge Diner
- Large Conservatory
- Kitchen & Utility Room/Office
- Ground Floor Cloakroom WC
- Four Bedrooms
- Bathroom & Shower Room
- Integral Garage
- EPC rating D
- Tenure: Freehold





Presenting this inviting detached house for sale, ideally positioned on the outskirts of the popular market town of Louth and well suited to families seeking spacious and adaptable living accommodation. The property is set within a quiet residential area, benefitting from proximity to reputable nearby schools and a host of local amenities.

Once inside, the home immediately conveys a sense of comfort and practicality. The interior is presented in good condition throughout, with a layout designed for modern family living. The spacious lounge diner is soaked in natural light thanks to the large windows and creates a welcoming environment for both daily activities and entertaining guests. This reception area flows directly into the conservatory, making it perfect for enjoying the outlook across the rear garden.

The conservatory itself acts as a versatile second reception room, enhanced by picturesque garden views and direct access to the outdoor entertaining area. It serves as a serene retreat for relaxation and social gatherings, and its connection to the landscaped garden ensures seamless indoor-outdoor living.

A third reception room just off the kitchen offers additional possibilities, with garden views making it an ideal utility space as it benefits from worktop space and plumbing, or possibly a home office space. This flexibility allows families to adapt the home to their evolving needs, whether working remotely, studying, or cultivating hobbies.

To the heart of the property lies a well-appointed kitchen made up of a range of wall and base units, designed to cater to family needs. The kitchen features a delightful aspect looking out to the conservatory and the garden, infusing the space with brightness and providing inspiration for home cooks. The thoughtful layout ensures both efficiency and ample storage, contributing to the overall functionality of the home.

Accommodation on the upper level comprises four well-proportioned bedrooms, making it especially suitable for growing families. The principal and two further bedrooms are generous doubles, while the fourth offers a comfortable single room, perfect as a child's room or study. One of the double bedrooms benefits from wall to wall sliding mirrored doored built-in wardrobes, offering convenient and discreet storage options while maximising floor space.

Serving the bedrooms is a family bathroom appointed with a classic three-piece suite, ensuring all the essentials for daily routines are catered for with style. In addition, a separate shower room provides added flexibility and convenience for busy households, particularly during the morning rush. A ground floor cloakroom WC adds another layer of practicality for residents and guests alike.

The property's energy performance is rated 'D', reflecting its established nature, whilst council tax falls into band C, making it an attractive and manageable home for discerning families.

As you approach the property residents and visitors are greeted by a block paved driveway providing ample off road parking for vehicles which leads to the integrated garage.

The private, enclosed rear garden showcases a thoughtfully designed outdoor space with a large timber shed and a charming pergola. The external space offers ample opportunity for al fresco dining, outdoor relaxation, and children's play, making it a standout feature of this residence.

With a location that blends peaceful residential surroundings with accessibility to schools and everyday essentials, this detached house offers an exceptional opportunity for families seeking a home with space,

flexibility, and convenience. Early viewing is highly recommended to fully appreciate the lifestyle and potential this delightful property affords.

Room Measurements

Ground Floor

Lounge Diner: 24'06" x 12'05" (max)

Kitchen: 12'01" x 9'07"

Conservatory: 18'10" (max) x 12'09" (max)

Utility Room / Reception Room: 10'08" x 10'08"

Cloakroom WC: 7'03" x 3'00"

First Floor

Bedroom One: 13'08" x 10'00"

Bedroom Two: 13'08" x 12'00"

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

Bedroom Four: 8'06" x 7'06"

Bathroom: 6'09" x 5'05"

Shower Room: 5'05" x 3'02"

Garage: 15'07" x 11'00"

Disclaimer

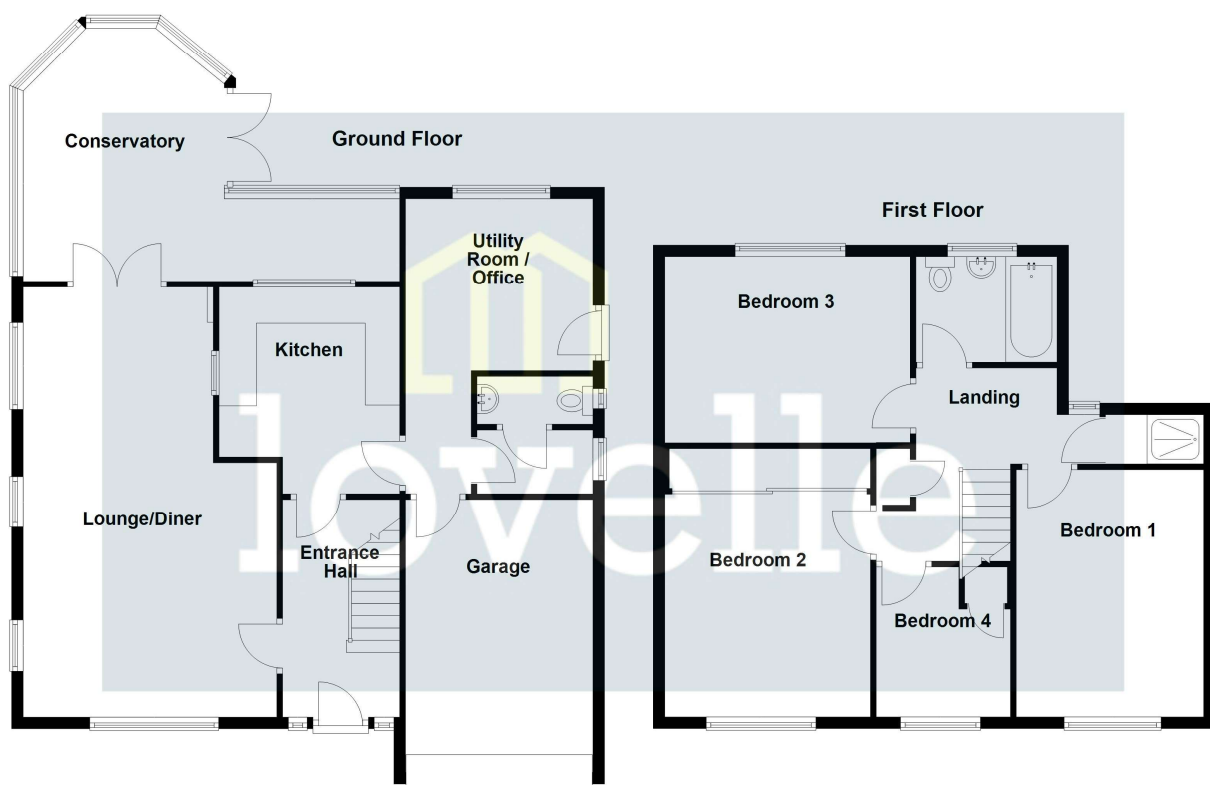
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Mobile & Broadband Checker

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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lovelle

01472 251918

grimsby@lovelle.co.uk

