

Buy. Sell. Rent. Let.

lovelle



Broadbank, Louth



3



2



2

When it comes to
property it must be

lovelle



£249,950

 3
  2
  2

A well-presented three-bedroom semi-detached home on Broadbank, Louth, featuring two reception rooms, an kitchen, utility room, private garden, garage, and parking, ideally located close to the town centre, schools, parks, and amenities, perfect for families or professionals seeking a spacious, conveniently situated home in a vibrant market town.

Key Features

- Prime Central Town Location
- Three Spacious Bedrooms
- Two Reception Rooms
- Well Equipped Kitchen
- Utility Room, WC & Shower
- Bathroom & Separate WC
- Driveway & Garage
- Corner Plot Garden
- EPC rating TBC
- Tenure: Freehold





This three-bedroom semi-detached home is offered for sale in the heart of Louth, a vibrant market town in Lincolnshire renowned for its blend of historic charm and modern convenience. The property is situated on Broadbank, an enviable location just stone's throw from the town centre, local schools, parks, and a host of amenities, providing a balanced lifestyle for families and professionals alike.

The house is neutrally decorated throughout, presenting a well-maintained blank canvas suitable for a variety of tastes and furnishing styles. Upon entering the property, you are welcomed by an entrance hall or the practical side entrance porch, ensuring ample space for coats, shoes, and general storage.

The ground floor accommodation is thoughtfully arranged, offering two reception rooms. The large lounge diner is bright and inviting thanks to a sizeable floor to ceiling window to the front, and is anchored by a traditional fireplace, making it an ideal space for both relaxing and entertaining. The adjoining dining room is conveniently open to the kitchen and features direct access to the rear garden through sliding patio doors, seamlessly connecting the indoor and outdoor spaces.

The kitchen is open-plan and well-equipped, featuring an integrated fridge freezer, a composite sink unit, plumbing for a dishwasher, a built-in oven and a four-ring electric hob. This functional kitchen area provides plenty of storage and workspace, catering to all culinary needs, whether you're preparing meals with family or entertaining guests. Adjacent to the kitchen, a dedicated utility room which benefits from plumbing for a washing machine, adds further practicality, allowing for laundry and supplementary storage, while the ground floor also benefits from a cloakroom WC and a separate shower room for added convenience.

Upstairs, there are three bedrooms, offering flexible accommodation for families or those seeking additional office space. Bedrooms one and two are both generous doubles, each benefiting from built-in double wardrobes to maximise storage. The third bedroom is a large single, ideal as a guest room, office, or nursery. The main bathroom is fitted with a panelled bath, wash hand basin, and a double airing cupboard, providing plenty of storage for linens and essentials. The first floor also benefits from a separate WC adding convenience for families.

Externally, the property enjoys several notable features, including a spacious private, corner plot, garden offering space for relaxation, outdoor dining, or gardening. There is a single garage, as well as comfortable private parking, catering comfortably to residents with two vehicles.

The location on Broadbank places you within easy reach of Louth town centre's abundant amenities. Louth is widely recognised for its weekly markets, historic St James' Church with its soaring spire, and a broad selection of independent shops, cafes, and restaurants. The picturesque Hubbard's Hills and Westgate Fields are nearby, offering green spaces for walking, recreation, and enjoying the outdoors.

Families will appreciate the proximity to reputable local schools, with both primary and secondary education options in the immediate vicinity, making daily school runs straightforward. The town offers a range of leisure facilities, including Meridian Leisure Centre and Playhouse Cinema.

Public transport links are accessible, with regular bus services connecting Louth to nearby towns and Lincoln city centre. While Louth does not have a train station, the nearest is at Cleethorpes, approximately 30 minutes' drive away, providing onward connections to Grimsby, Doncaster, and the national rail network.

This semi-detached house in Louth, with three bedrooms, two reception rooms, kitchen, parking, garage, and a private garden, offers a practical and well-located base in a thriving market town. With its balance of living space, modern conveniences, and proximity to local amenities, schools, and green spaces, it presents a desirable opportunity for those seeking to make their home in this popular Lincolnshire location.

Viewings are available for interested parties wishing to learn more about this property for sale.

Room Measurements

Ground Floor:-

Entrance Porch: 3'07" x 6'08"
Lounge: 11'10" x 15'09"
Dining Area: 8'06" x 9'09"
Stairs: 6'00" x 5'05"
Dining Room: 8'11" x 10'07"
Kitchen: 8'09" x 8'09"
Utility Room: 5'06" x 11'01"
Shower Area: 3'02" x 5'00"
Cloakroom WC: 5'04" x 2'09"
Side Entrance Porch: 7'03" x 4'03"

First Floor:-

Bedroom One: 11'11" x 10'00"
Bedroom Two: 10'05" x 10'00"
Bedroom Three: 9'06" x 8'09"
Bathroom: 6'03" x 8'10"
Separate WC: 2'11" x 5'03"

Garage: 7'05" x 16'04"

Disclaimer

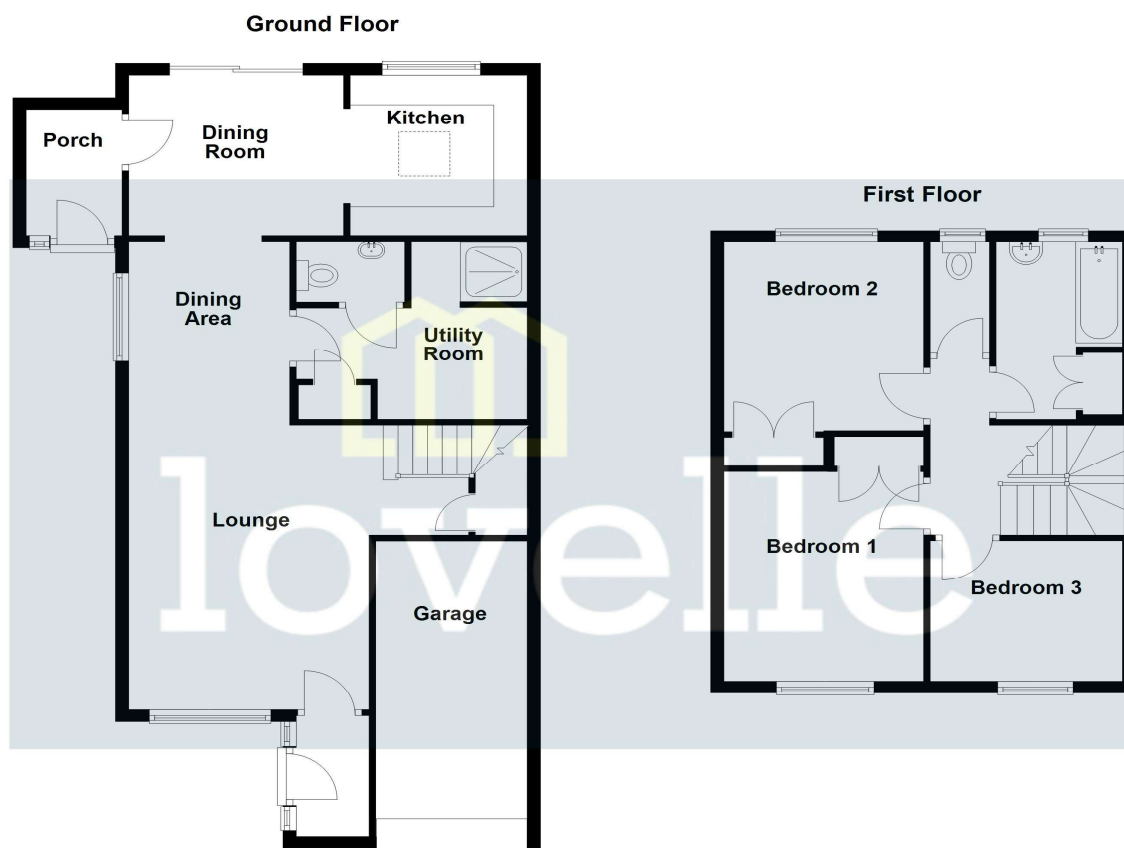
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

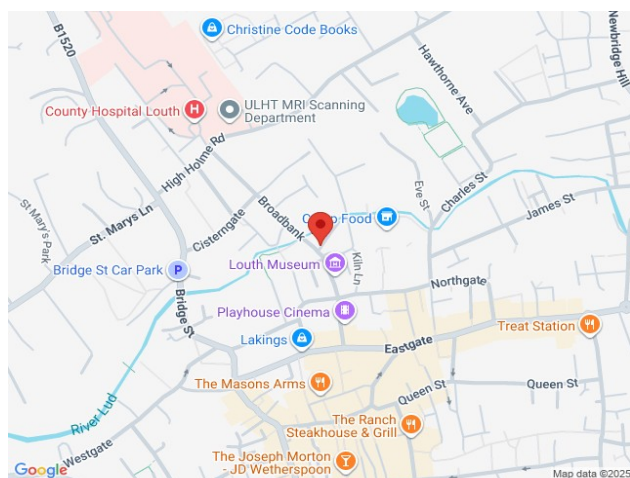
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.







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.



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

lovelle

01507 665399

louth@lovelle.co.uk

