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Canal Close, Louth



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When it comes to
property it must be


lovelle



£215,000

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A three-bedroom, three-storey end-terrace house for sale on the outskirts of Louth, featuring an open-plan ground floor, top-floor master bedroom, driveway parking, lawned rear garden with patio, and direct access to scenic canal-side walks, ideal for first-time buyers and families.

Key Features

- Three Storey End of Terrace Home
- Open Plan Kitchen Lounge
- Three Bedrooms
- Family Bathroom & Cloakroom WC
- Driveway Plus Parking for Visitors
- Enclosed Rear Garden
- Direct Access to Canal Walks
- Move in Ready
- Outskirts Of Market Town
- EPC rating TBC
- Tenure: Freehold





This three-bedroom end of terrace house is offered for sale on the outskirts of the market town of Louth, providing a well-planned, three-storey layout that is suited to both first-time buyers and families. The property is neutrally decorated throughout and combines open-plan living with the benefit of driveway parking, visitors' spaces, and immediate access to scenic canal-sidewalks.

Arranged over three floors, the house offers an open-plan ground floor incorporating the kitchen, breakfast area and lounge, with direct access to the rear garden. The first floor provides two bedrooms and the family bathroom, while the top floor is devoted to a generous master bedroom with Velux windows.

On the ground floor, the open-plan kitchen and lounge form the main reception and living space. The kitchen area features light shaker-style wall and base units with an integrated oven, hob and extractor. There is dedicated breakfast bar area, ideal for everyday dining. The kitchen is open to the lounge, helping to create a sociable environment for cooking, dining and relaxing. A cloakroom WC on this level adds convenience. The lounge area, positioned at the rear, benefits from a set of patio doors leading out to the garden, making it suitable for families or those who enjoy spending time outdoors. The open-plan nature of the ground floor gives a sense of flow.

On the first floor are two bedrooms and the family bathroom. Bedroom two is a double bedroom, providing flexible space for use as a main or guest room. Bedroom three is a single room and is currently arranged as an office space, making it well suited to home working or study while still offering use as a single bedroom if required. The bathroom is also situated on this level and comprises a three-piece suite with a shower over the bath, offering both bathing and showering options.

The second floor is occupied by the master bedroom. This double room benefits from Velux windows, which bring in natural light. The positioning of the master bedroom on its own floor can provide an element of separation and privacy from the main family accommodation below.

Externally, the property benefits from a driveway with parking for one car to the front, with additional separate visitors' parking spaces available. To the rear, there is an enclosed lawned garden with a paved patio area, suitable for outdoor seating and dining, along with the handy addition of a timber shed. The garden provides a useful outdoor space without being overly demanding to maintain. The property also enjoys immediate access to canal walks, giving residents the opportunity to enjoy waterside walking routes directly from the locality, as well as connections to wider walking and cycling routes around the area.

Situated on the outskirts of Louth, the house is well placed for access to the town's local amenities while benefiting from nearby green spaces. Louth is a historic market town offering a range of supermarkets, independent shops, cafes, pubs and restaurants, together with regular markets and essential services such as healthcare and banking. The town is known for its traditional high street and local food producers, providing a practical and appealing setting for day-to-day living. For families, Louth and the surrounding area offer a choice of primary and secondary schools, plus early years provision. The town also provides leisure facilities including sports centres, swimming pool and local clubs, as well as nearby parks and play areas.

The property sits within reach of surrounding countryside and green spaces, with the Lincolnshire Wolds Area of Outstanding Natural Beauty accessible by car. This offers numerous walking and cycling routes, complementing the canal-side and local routes available from the property itself. Residents can take advantage of these for leisure, exercise or commuting by bicycle, depending on their needs.

The house falls within Council Tax Band B, offering an affordable council tax.

In summary, this three-bedroom, three-storey end of terrace house for sale on the outskirts of Louth combines open-plan ground floor living, driveway parking, a lawned garden with patio, and direct access to canal walks. Its layout will appeal to first-time buyers and families looking for a practical home within reach of Louth's amenities, schooling and transport links, while still benefiting from nearby green spaces and established walking and cycling routes.

Room Measurements

Ground Floor

Entrance Hall: 4'11" x 3'06"

Open Plan Ground Floor: 21'00" x 12'00"

Kitchen Area: 9'00" x 8'11"

Lounge Area: 12'0" x 12'01"

Cloakroom WC: 2'07" x 4'10"

First Floor

Bedroom Two: 7'10" x 12'01"

Bedroom Three: L Shaped 5'07" x 7'09" - 12'01" x 3'05"

Bathroom: 6'00" x 5'07"

Second Floor

Master Bedroom: 8'09" x 15'04"

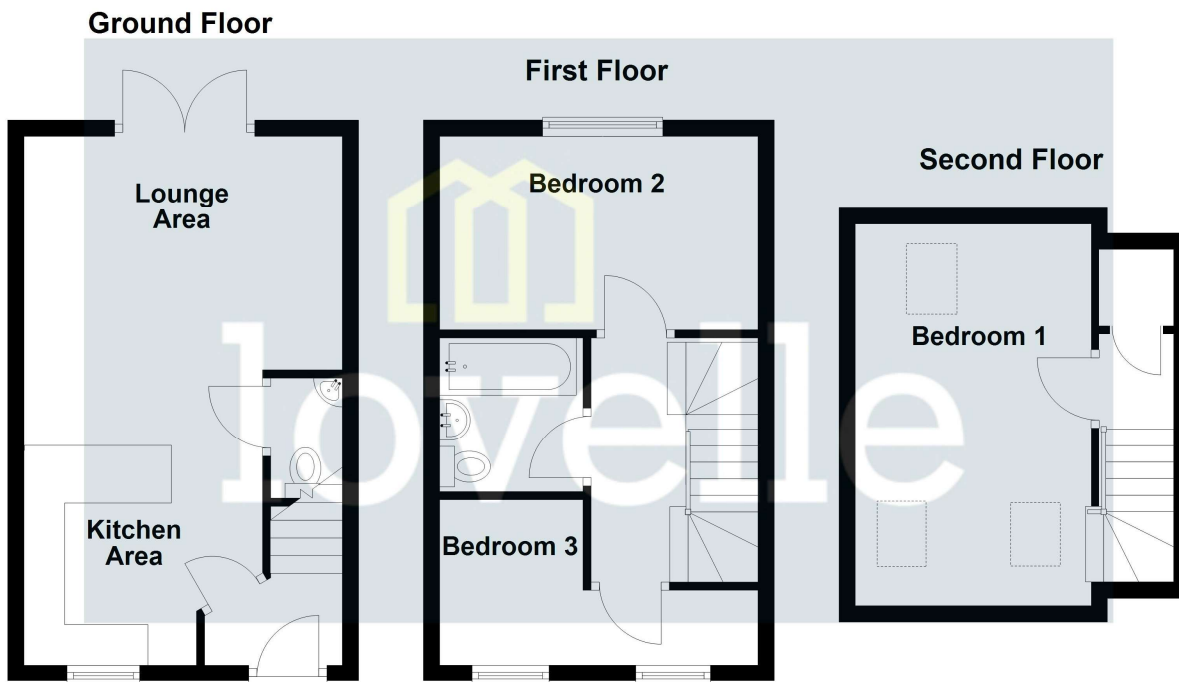
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Mobile and Broadband Checker

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 PlanIt

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lovelle

01507 665399

louth@lovelle.co.uk

