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High Holme Road, Louth



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property it must be


lovelle



£230,000



Internal viewing is highly recommended on this characterful detached dormer bungalow which is located on a sizable mature plot, within a short walk to the Town centre.

Key Features

- Character Detached Dormer Bungalow
- Heart of the Town Centre
- Large, Mature Private Plot
- Views of St James Church
- Lounge Diner & Breakfast Kitchen
- Three Double bedrooms
- EPC rating D
- Tenure: Freehold





Internal viewing is highly recommended on this characterful detached dormer bungalow which is located on a sizable mature plot, within a short walk to the Town centre. Boasting views of St James Church and benefitting from gas central heating. The stylish and well planned accommodation briefly comprises lounge/diner, breakfast kitchen, ground floor bathroom, bedroom 3/snug, two further bedrooms to the first floor. Superb lawned, private garden. The property is being sold with no forward chain.

Lounge Diner

12'6" x 24'11" (3.8m x 7.6m)

Spacious room with hardwood entrance door. Dual aspect windows to the front and side. The main focal feature of this room is the inset fireplace with cast iron log burner. Central staircase rising to the first floor accommodation. TV aerial point and coving to the ceiling. Radiators. Open arch to the breakfast kitchen.

Breakfast Kitchen

15'0" x 9'3" (4.6m x 2.8m)

Window to the side and part glazed entrance door to the rear. Stylish freestanding style kitchen with open shelving storage, incorporating ceramic sink unit and taps. Gas hob and cupboard housing the gas fired central heating boiler (fitted Sept 2024). Attractive 'metro' tiling to the walls and coving to the ceiling. Ceramic tiled & wooden floor. Radiator. Solid Oak ledged and braced internal doors leading to bedroom 3 and the bathroom.

Bedroom 3 / Snug

10'10" x 9'6" (3.3m x 2.9m)

Bright and airy room over looking the rear garden with dual aspect windows.. Coving to the ceiling, radiator and wood effect laminate flooring.

Ground Floor Bathroom

5'11" x 8'11" (1.8m x 2.7m)

Window to the rear, Stylish bathroom fitted with a modern four piece suite comprising panelled bath, wash hand basin, close coupled wc and corner shower cubicle. Partially tiled walls and ceramic tiled floor. Heated towel rail.

Landing

Built in storage cupboard. Solid Oak ledged and braced internal doors leading to both bedrooms.

Bedroom One

15'5" x 9'6" (4.7m x 2.9m)

Window to the side elevation. Wooden floor and radiator.

Bedroom Two

16'10" x 11'5" (5.1m x 3.5m)

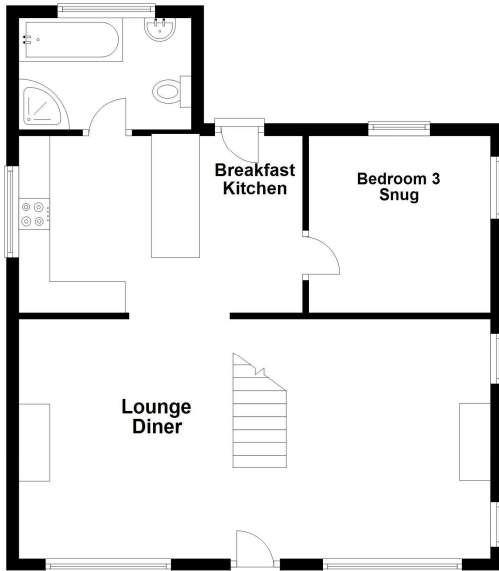
Window to the side elevation. Wood effect laminate flooring. Access to the loft space. Radiator.

Outside

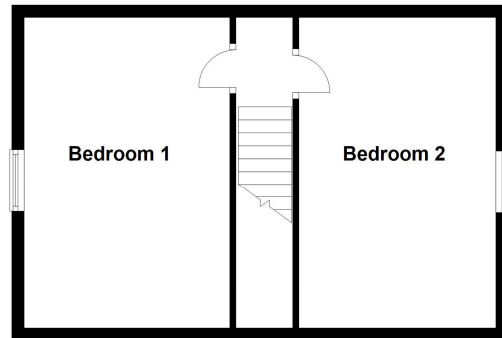
Accessed via steps from High Holme Road and enjoying a large, private elevated plot. The low maintenance front garden has pathways leading to the front and gated pedestrian access to the rear garden. The rear garden is a real treat enjoying views of St James Church. This superb sized garden is predominately laid to lawn with with mature tree, shrub and flower borders. Paved patio areas for entertaining in the summer months. Timber summerhouse and greenhouse.



Ground Floor



First Floor



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01472 251918

grimsby@lovelle.co.uk