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Linda Crescent, Louth



When it comes to  
property it must be

  
lovelle



£320,000



This neutrally decorated, detached property in a peaceful cul-de-sac near the town centre offers versatile and spacious accommodation with three reception rooms, four bedrooms, two bathrooms, a garage, ample parking, and a large plot, making it ideal for families and couples seeking tranquillity and convenience.

### Key Features

- Detached Dormer Bungalow
- Sought After Location
- Versatile & Spacious Accommodation
- Larger Than Average Plot
- Lounge & Conservatory
- Dining/Snug & Breakfast Kitchen
- EPC rating TBC
- Tenure: Freehold





For sale is this neutrally decorated, detached property, located in a peaceful and sought-after area. Conveniently situated in a quiet cul-de-sac, it is close to the town centre with local amenities, green spaces and walking routes nearby. The property offers versatile accommodation that is deceptively spacious, sitting on a larger than average plot. It benefits from a garage and ample parking space. The interior comprises of three well-lit reception rooms, each with its unique charms. The first boasts large windows and a fireplace, creating a bright and airy ambiance. The second reception room offers a picturesque garden view and can serve as a dining room or snug. The conservatory, which also overlooks the garden, gives direct access to the outdoor space. The property features a natural light-filled breakfast kitchen and four bedrooms. Three of the bedrooms are doubles, two of which are on the first floor with built-in wardrobes. The third double and a single bedroom are situated on the ground floor offering versatility. There are two bathrooms; a ground floor shower room and a large, modern bathroom on the first floor. This property is ideal for families and couples seeking a tranquil yet convenient location.

### Entrance Hall

Part glazed uPVC entrance door and window. Staircase rising to the first floor accommodation with under stairs storage cupboard. Built in airing cupboard. Access to all ground floor rooms. Wood effect Karndean flooring.

### Lounge

17'1" x 11'1" (5.2m x 3.4m)

Large window to the front and further window to the side. Brick fireplace incorporating an electric fire. Coving to the ceiling and TV aerial point. Radiator.

### Dining Room/Snug

11'1" x 12'0" (3.4m x 3.7m)

Window to the side. Coving to the ceiling and radiator.

### Breakfast Kitchen

9'1" x 12'0" (2.8m x 3.7m)

Dual aspect room with windows to the side and rear. Fitted with Oak effect wall and base units with complementary worksurface incorporating 1 1/2 bowl sink unit with mixer tap. Electric cooker point. Gas fired wall hung boiler. Plumbing for a washing machine. Tiling to the splash areas. Karndean tile effect flooring. Tongue and groove panelling to the ceiling. Part glazed uPVC door leading to the conservatory.

### Conservatory

uPVC window construction with doors giving access to the garden.

### Shower Room

Window to the side. Fitted with a three piece white suite comprising shower cubicle with bi fold door. Close coupled wc and vanity wash hand basin. Built in linen cupboard. Radiator. Tiling to the splash areas and ceramic tiled floor.

### Bedroom Three

11'1" x 10'0" (3.4m x 3m)

Window to the front. Coving to the ceiling and radiator.

### Bedroom Four

12'0" x 8'1" (3.7m x 2.5m)

Window to the side. Fitted wardrobes and radiator.

### Landing

Velux roof window and access to eaves for storage. Access to both first floor bedrooms and bathroom.

### Bedroom One

Window to the rear. Wall to wall built in wardrobes with sliding doors. Radiator.

### Bedroom Two

Window to the front. Built in wardrobes and drawer unit. Radiator.

### Bathroom

Velux roof window. Fitted with a modern three piece white suite comprising panelled bath with mixer shower attachment, close coupled wc and pedestal wash hand basin, Attractive tiling to dado height. Radiator.

### Detached Garage

Up and over entrance door.

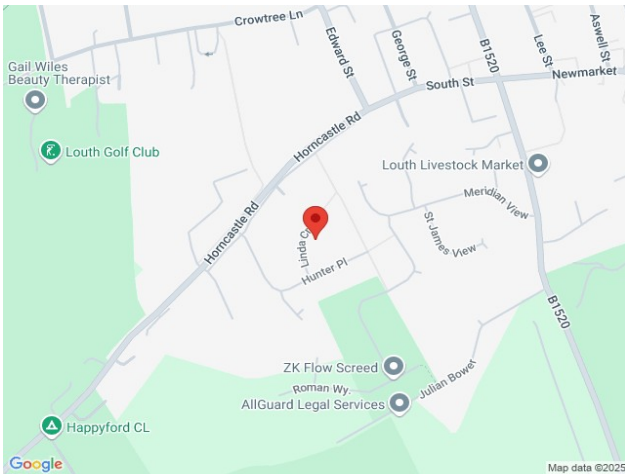
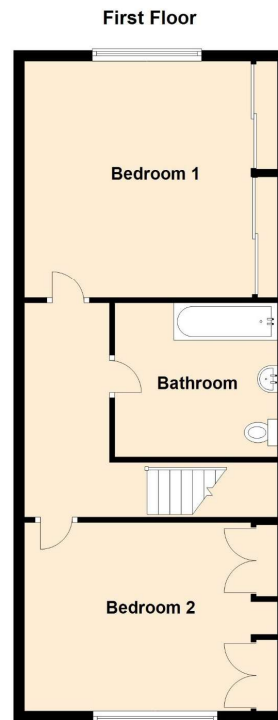
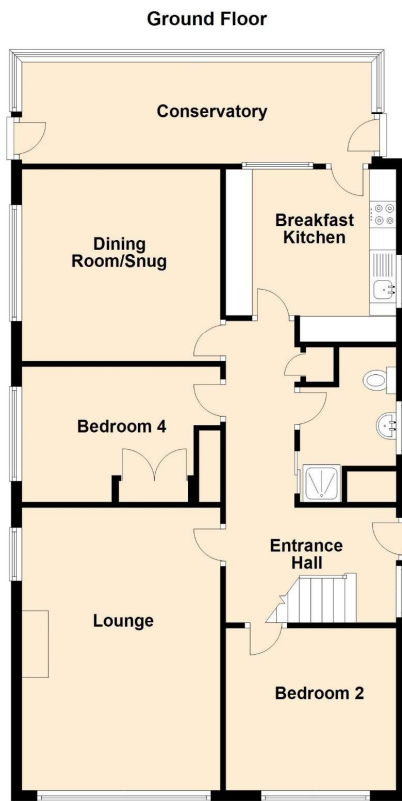
### Gardens

This property sits on a larger than average corner plot. The walled front garden is tiered with steps to the entrance. Laid to lawn with shrub and flower borders. Driveway leading to the garage. Gated pedestrian access to the rear garden. The superb rear and side garden is predominately laid to lawn with well stocked evergreen shrub and flower borders. Paved pathways surround the property. Timber garden shed. The property is enclosed by well maintained fencing/hedging to the perimeters.

### Disclaimer

Loft foam insulation - We advise that the property has loft foam insulation and as a result of this, some lenders can be restrictive with lending. It is advised to disclose this to your mortgage broker / lender so that they can choose a relevant product.





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