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Acorn Avenue, Louth



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£255,000



This immaculate, energy-efficient three-bedroom detached house at 54 Acorn Avenue, Louth combines modern design, spacious living, and a generous garden in a sought-after new development, perfect for families or first-time buyers seeking a turnkey home.

Key Features

- Detached Home
- Built in 2020
- Immaculately Presented
- Mediterranean Style Front & Rear Gardens
- Three Bedrooms
- Spacious Kitchen Diner
- Lounge
- Bathroom, En-Suite & Cloakroom WC
- Driveway
- Popular Residential Development
- EPC rating B
- Tenure: Freehold





Presenting an immaculate detached house offered for sale in a popular new development on the outskirts of the charming market town of Louth. This beautifully presented modern property is ideal for first-time buyers and families alike, blending contemporary design with everyday functionality.

Upon arrival, the home impresses with its attractive exterior, off-road parking comfortably for two cars, and well-maintained front garden. A key highlight of the property is its excellent EPC rating of B, ensuring energy efficiency and reduced running costs. The property also benefits from being within council tax band C and includes the reassurance of 5 years remaining on the building warranty.

Stepping through the front door, you are greeted by a welcoming entrance hall which accesses the ground floor cloakroom WC and leads through to the main reception room. Designed with modern living in mind, this bright and spacious reception area is enhanced by an attractive angled bay window to the front, allowing natural light to flood the room, creating a warm and inviting atmosphere, an ideal space for relaxing evenings or hosting guests.

The heart of the home is the well-appointed kitchen diner, perfectly balancing style with practicality. Featuring a superb range of integrated appliances, including a double oven, hob, dishwasher, and fridge freezer, this kitchen is a culinary enthusiast's delight. The generous dining space is perfect for family meals or entertaining friends, and the patio doors lead directly out to the rear garden, seamlessly extending your living area outdoors. Whether you are enjoying al fresco dining or simply relaxing in the sunshine, the stunning garden provides a private retreat for all ages.

Upstairs, the property offers three bedrooms, all thoughtfully laid out to maximise both comfort and storage. The principal bedroom is a double, boasting the luxury of an en-suite shower room and built-in sliding mirrored doored wardrobe, providing plentiful storage and organisation solutions. The second bedroom is also a spacious double and benefits from a matching built-in wardrobe, ideal for family members or guests. The third bedroom is versatile and spacious, perfect as a child's room, study, or guest room with storage space over the stairs.

The family bathroom continues the property's commitment to high-end living, featuring a three-piece suite comprising of panelled bath, concealed cistern WC and wall mounted wash hand basin along with contemporary tiling and a heated towel rail, ensuring comfort and convenience is also provided with the shelved storage cupboard.

This home is positioned in a popular location, forming part of a popular new development which benefits from ease of access to the many amenities of Louth. With the tranquility of rural surroundings yet conveniently situated for local schools, shops, eateries and more.

Additional features include off-street parking and a beautifully maintained Mediterranean style rear garden which boasts an array of mature shrubs throughout. There is an extended patio area perfect for alfresco dining and a spacious timber summer house. This home stands out as an exceptional opportunity for those seeking a turn-key property, ready to be enjoyed by its next discerning owners.

Room Measurements

Ground Floor

Kitchen Diner: 9'08" x 21'00"

Lounge: 10'10" x 12'04"

Cloakroom WC: 3'01" x 5'02"

First Floor

Bedroom One: 9'09" x 9'11"

Ensuite Shower Room: 6'03" x 4'04"

Bedroom Two: 10'04" x 9'09"

Bedroom Three: 11'01" (max) x 8'09" (Max)

Bathroom: 6'05" x 9'10"

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 Broadbank

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

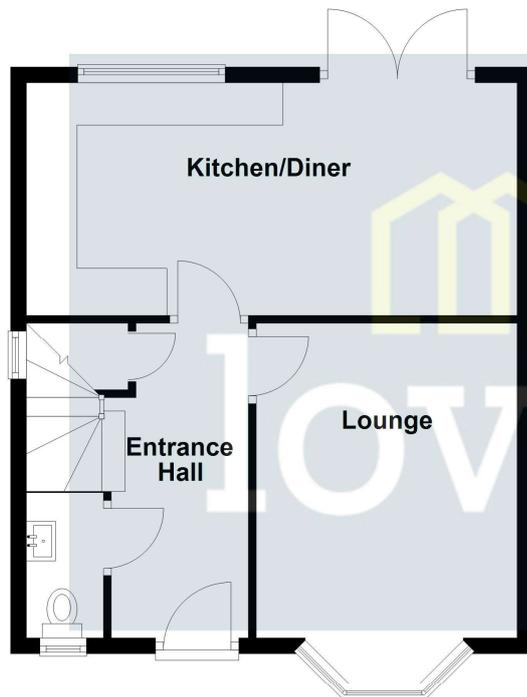
Agents Notes

Please note there is an annual maintenance charge paid to the estate of £180.00

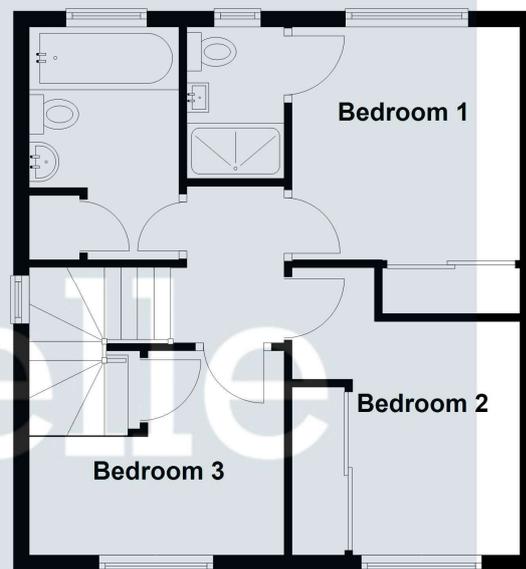




Ground Floor



First Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.



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