

Buy. Sell. Rent. Let.



Vanessa Road, Louth



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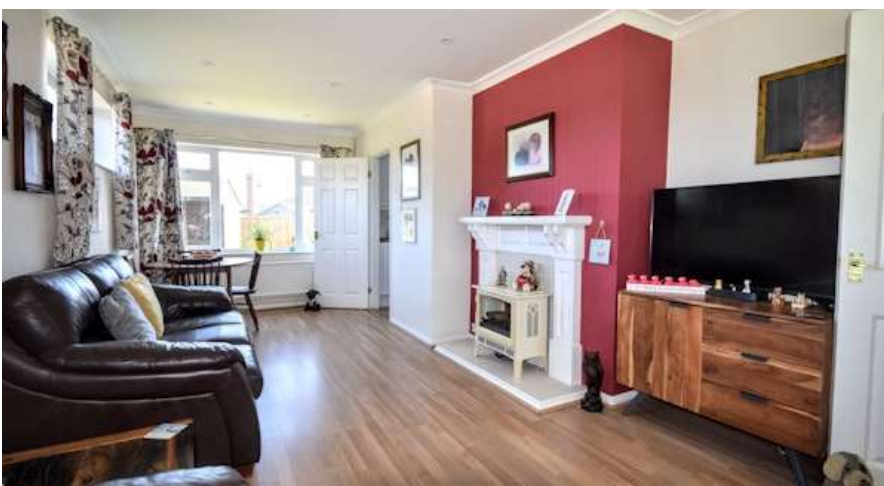
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When it comes to  
property it must be

  
lovelle



£220,000



**\*\* NO ONWARD CHAIN \*\*** Lovelle Estate Agency are delighted to bring to the market this well presented, two bedroom semi detached bungalow situated in a sought after part of the stunning market town of Louth. The bungalow sits on a well proportioned plot and briefly comprises of lounge diner, kitchen, two bedrooms, shower room, entrance hall and rear porch as well as a detached garage and timber summer house.

### Key Features

- Well Presented Semi Detached Bungalow
- Highly Sought After Part Of The Town
- Short Walk From The Town Centre
- Spacious Lounge Diner
- Kitchen & Rear Porch
- Two Bedrooms
- EPC rating C
- Tenure: Freehold





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### Entrance Hall

UPVC entrance door to the front elevation with matching side panel. Coving to the ceiling. Double storage cupboard equipped with shelving ideal for coat and shoe storage as well as having additional overhead storage. Additional single cupboard currently been used as a pantry. Telephone point. Wood effect laminate flooring. Radiator. Doors leading to all rooms.

### Lounge Diner

11'5" x 21'4" (3.5m x 6.5m)

The bright and airy lounge diner benefits from triple aspect uPVC double glazed windows to the front, side and rear elevations. Coving to the ceiling. Feature wooden fire surround with tiled inset and hearth. TV aerial and telephone points. Wood effect laminate flooring. Radiators. Door leading to the kitchen.

### Kitchen

7'6" x 9'3" (2.3m x 2.8m)

UPVC double glazed window to the rear elevation with entrance door leading to the rear entrance porch. The kitchen is fitted with a range of traditional shaker style wall and base units with a complementary wood effect work surface over incorporating a single bowl, stainless steel sink unit with mixer tap and drainer. Built in Beko electric fan oven with four ring induction hob and stainless steel, chimney style extractor over. Attractive white brick style tiles to splash areas. Plumbing for washing machine and space for fridge freezer. Radiator. Door leading to the entrance hall.

### Rear Porch

9'9" x 4'4" (3m x 1.3m)

The rear porch is of uPVC construction with an entrance door to the side elevation and window to the rear. This area benefits from light and power points as well as base units and worksurface to provide additional kitchen workspace if required.

### Bedroom One

10'9" x 10'3" (3.3m x 3.1m)

UPVC double glazed window to the front elevation. Coving to the ceiling. TV aerial point. Two double built in wardrobes equipped with rails and additional storage overhead. Radiator.

## Bedroom Two

6'10" x 10'11" (2.1m x 3.3m)

UPVC double glazed window to the rear elevation. TV aerial point. Radiator.

## Shower Room

8'2" x 6'4" (2.5m x 1.9m)

UPVC double glazed window to the rear elevation. The shower room is fitted with a modern white three piece suite comprising of a double shower tray with mains rainfall effect shower over and additional handheld attachment, close coupled dual flush WC and pedestal wash hand basin. Attractive tiling to splash areas. Radiator. Access to loft space via the loft hatch.

## Outside

This well proportioned plot is accessed via the double wrought iron gates opening up to the gravelled driveway which leads to the detached garage providing ample off road parking. The front garden is predominately laid to lawn with the perimeters made up of hedging and fencing.

The rear garden can be accessed via the timber pedestrian gate. The rear garden is again predominately laid to lawn and is home to a handful of mature shrubs making it an easy maintenance outside space. The perimeters of the rear garden are made up of high level timber fencing providing an extremely high degree of privacy. External lighting.

## Summer House

11'9" x 11'8" (3.6m x 3.6m)

Sat in the corner of the rear garden is a surprisingly spacious timber summer house which is accessed via a set of double doors. The summer house benefits from a range of base units with a stainless steel single bowl sink unit with mixer tap and drainer as well as plumbing. There is a door which opens to a handy close coupled WC and wall mounted wash hand basin. Electric points and lighting. Double glazed windows to the front and side elevations. It also benefits from a timber decked veranda to the front.

## Detached Garage

9'0" x 16'11" (2.7m x 5.2m)

The detached brick built garage can currently be accessed via the rear entrance door. the current vendor has boarded the inside of the garage door however this could easily be removed and would therefore allow access through the up and over garage door to the front. Window to the rear elevation. Light and power points.

## Tenure

The tenure of this property is Freehold.





## Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111. With a council tax band of B.

<https://www.e-lindsey.gov.uk/>

## Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## Mortgage Advice

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

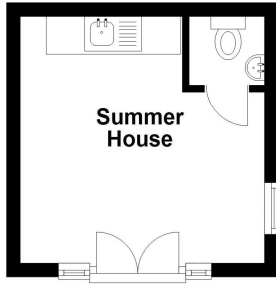
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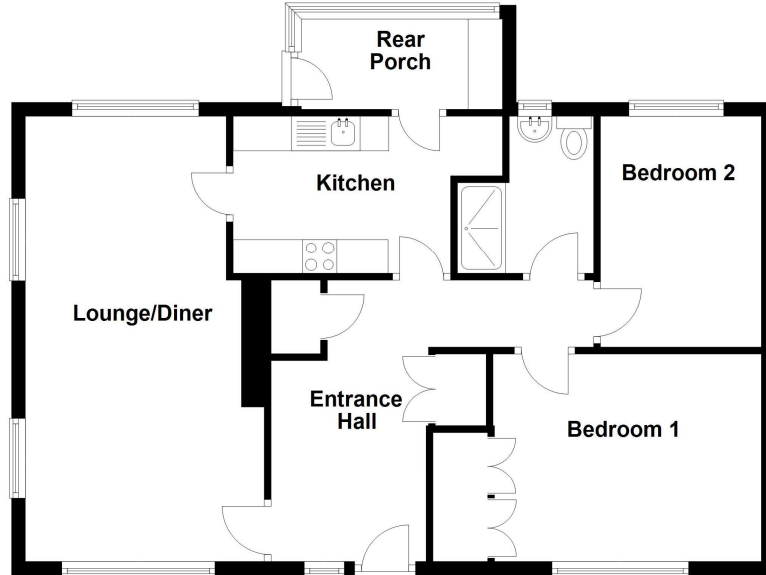
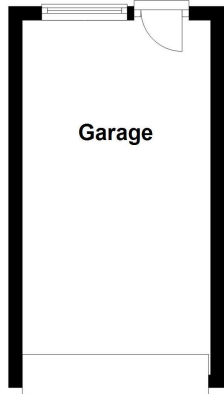
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Ground Floor



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



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