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Roman Way, Louth



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£735,000

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This immaculate, turn-key, four-bedroom, four-bathroom detached family home built late 2024 is for sale on a sought-after new executive development in Louth, featuring three reception rooms (including office/snug), a high-spec forest green kitchen with island and bi-fold doors to garden, underfloor heating to the ground floor, low-maintenance gardens with large patio, driveway and garage, all within easy reach of schools, amenities and the town centre.

### Key Features

- 2,850 Sq Ft of Home
- Immaculately Presented
- High End Finish Throughout
- 4 Spacious Double Bedrooms
- Family Shower Room & 3 Ensuites
- Lounge, Office/Snug, Sun Room
- Stunning Kitchen
- Utility Room & Cloakroom WC
- Double Garage
- No Onward Chain
- EPC rating B
- Tenure: Freehold





This immaculate four-bedroom detached house is offered for sale within a popular new executive development in the quiet market town of Louth, providing well-planned accommodation ideal for families seeking modern living, generous internal space and low-maintenance gardens.

Located in a sought-after residential area of the market town, the property benefits from convenient access to nearby schools, local amenities and green spaces, while still being within easy reach of the town centre. Louth itself is a well-regarded market town on the edge of the Lincolnshire Wolds, offering a traditional high street with independent shops, supermarkets, cafes, restaurants and weekly markets, as well as leisure and medical facilities.

Internally, the house is presented in immaculate condition and arranged over two floors. A large, inviting entrance hall sets the tone on arrival, offering an immediate sense of space and providing access to the principal ground floor rooms, as well as a useful cloakroom WC. Underfloor heating runs throughout the ground floor, contributing to both comfort and a clean, uncluttered finish without radiators at lower level.

There are three reception rooms. The main lounge is of substantial proportions, the focal point of the lounge is the contemporary wall mounted electric fireplace, the 30ft room features an angled bay window to the front and patio doors opening directly to the rear garden, allowing natural light from two aspects and easy indoor-outdoor circulation. The second reception room is open from the kitchen and used as a garden-view sunroom, creating a sociable extension of the main living space and an excellent area for everyday family use or informal entertaining. A third reception room serves well as an office or snug, enhanced by numerous internet points, making it particularly suitable for home working, study or a separate media space.

The kitchen is a notable feature of the property, there is a wide array of wall and base units finished in an attractive forest green colour with quartz worksurfaces, all designed with both practicality and entertaining in mind. A central kitchen island provides additional preparation and seating space, as well as electrical sockets with USB-C charger points installed to either side of the island. The kitchen is complemented by a sunken sink unit and a boiling water tap. Quality integrated appliances include a Neff induction hob with ducted/recirculating ventilation extractor, two integrated Neff ovens to face height, a Neff dishwasher, wine cooler, AEG full-length integrated American fridge freezer. Bi-fold doors open directly onto the rear garden and large patio, helping to create a strong connection between the indoor cooking/dining area and the outdoor space. A separate utility room offers further storage and appliance space with plumbing for washer dryer and a double cupboard housing the electric consumer unit, Ideal Vantage combination boiler and under floor heating controls, all helping to keep the main kitchen area clear and organised.

To the first floor, the property provides four large double bedrooms, all with a range of built-in wardrobes equipped with rails and shelving. The master bedroom benefits from its own incredible en-suite which boasts a panelled bath, walk in and out shower with rainfall shower and handheld attachment, his and hers wash hand basins and a concealed cistern WC all providing a clean sleek finish. Bedrooms 2 and 3 also boast en-suite shower rooms fitted with double shower trays, vanity wash hand basins and WC's, offering a high degree of privacy and convenience for occupants. Bedroom 4, whilst not having its own ensuite still benefits from built in wardrobes and ample space. In addition to the en-suites, there is a further contemporary shower room fitted with a double shower tray with rainfall shower and handheld attachment, close coupled WC, vanity wash hand basin and heated towel rail, serving the remaining bedroom and visitors.

Outside, the property enjoys lawned, low-maintenance gardens, designed to provide usable outdoor space without demanding upkeep. The large patio area to the rear is positioned to be accessed directly from both the lounge and the kitchen via patio doors and bi-fold doors, creating a flexible setting for outdoor dining, seating or children's play. Gated garden access is provided to both sides of the house, improving practicality for garden maintenance, storage and general access without needing to go through the main accommodation.

Parking is well catered for, with provision for vehicles in the form of a block paved driveway and the added benefit of a double garage accessed via either the electric roller garage door or from the garden via the personal door, offering secure storage for a car or additional household items. The overall layout and specification make the property particularly well suited to families, combining multiple reception areas, four large double bedrooms and practical modern features such as internet and TV aerial points in each bedroom.



In terms of efficiency, the house holds an EPC rating of B, indicating a modern level of insulation and energy performance.

Louth offers a good selection of primary and secondary schools within reach of the property, supporting its appeal for families. The town is also well connected by road to surrounding centres such as Grimsby, Lincoln and Skegness. Regular bus services operate from Louth to neighbouring villages and towns.

The property's position on this popular new executive development places it within reach of everyday amenities, including supermarkets, local shops and cafes, as well as nearby parks and open spaces in and around Louth and the Lincolnshire Wolds. This combination of modern accommodation, multiple reception areas, en-suite facilities and family-focused layout, together with its accessible location, makes this four-bedroom detached house an appealing opportunity for those seeking a quality home in Louth.

## Room Measurements

### Ground Floor

Entrance Hall: 9'04" x 24'00"  
Cloakroom WC: 8'01" x 3'00"  
Office/Snug: 11'05" x 13'02"  
Lounge: 29'11" (into bay) x 15'08"  
Kitchen: 21'02" x 17'06"  
Sun Room: 17'06" x 10'03"  
Utility Room: 10'01" x 11'04"

### First Floor

Landing: 9'04" x 15'04"  
Master Bedroom: 15'09" x 14'10"  
Wardrobe Area: 11'04" x 8'02"  
Ensuite: 9'01" x 15'02"  
Bedroom Two: 16'11" x 13'00"  
Ensuite: 7'08" x 7'00"  
Bedroom Three: 11'05" x 15'10"  
Ensuite: 5'06" x 7'05"  
Bedroom Four: 13'00" x 11'11"  
Family Shower Room: 9'03" x 8'01"

Double Garage: 17'09" x 18'00"





## Disclaimer

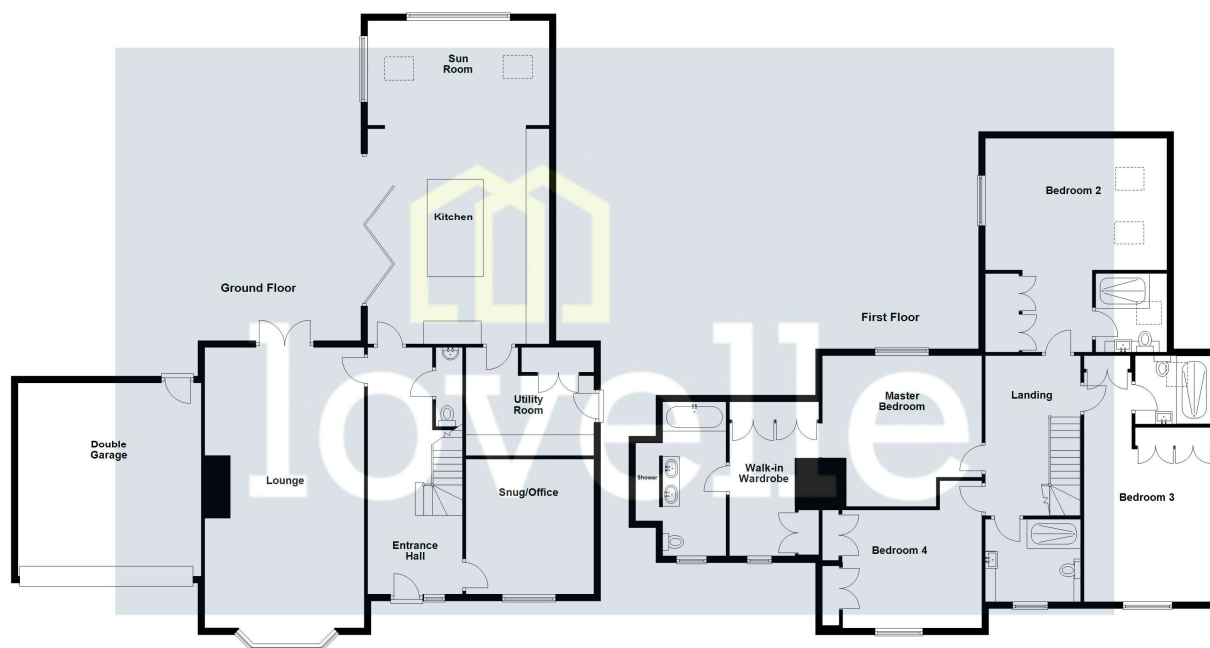
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## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://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 Planity.

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