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Trinity Lane, Louth



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property it must be


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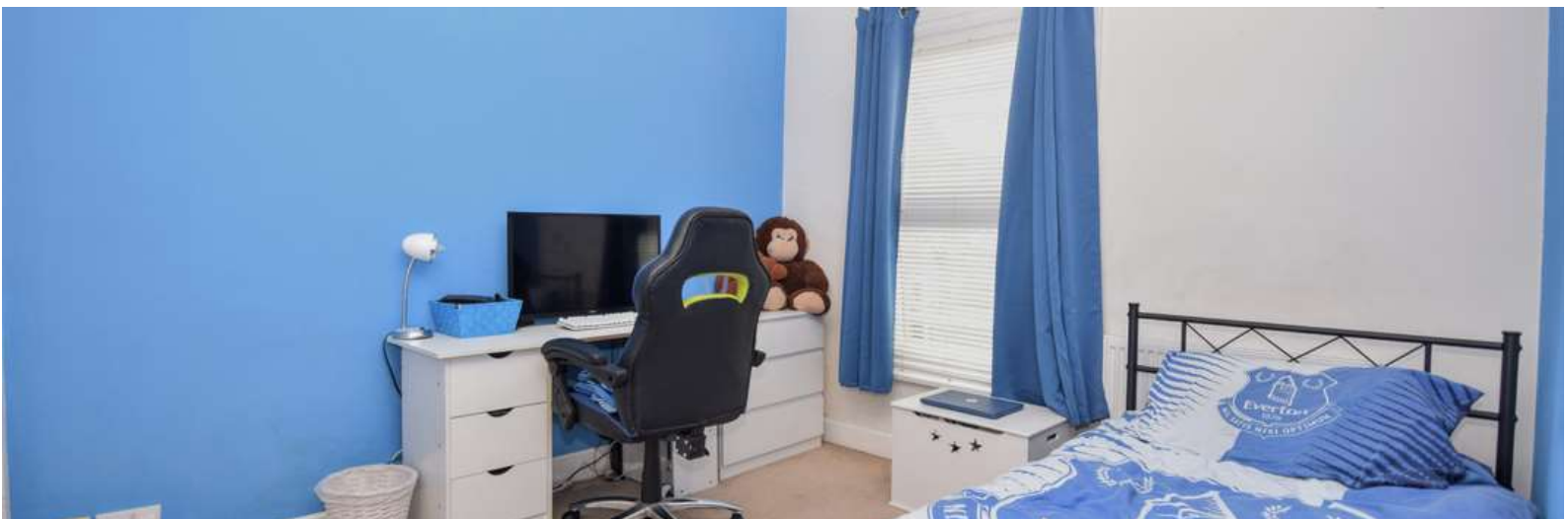
£210,000



Situated close to the town centre is this attractive period semi detached home with off road parking and a double detached garage. This superb property is located in a popular residential area and benefits from gas central heating and uPVC double glazing throughout. No Onward Chain.

Key Features

- Semi Detached Period House
- Central Town Location
- Bay Windowed Lounge
- Open Plan Kitchen Diner
- Two Double Bedrooms
- Walk In Wardrobe & Ensuite
- Modern Bathroom
- Lawned Gardens
- Driveway
- EPC rating D
- Tenure: Freehold





Location

The market town of Louth is a few minutes walk away, The town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service. Excellent schooling nearby.

Entrance Hall

UPVC entrance door with window light above. Internal doors leading to the lounge and dining kitchen. Radiator.

Lounge

3.7m x 3.4m (12.1ft x 11.11ft)

Lovely bay window to the front elevation with window seat. The main focal feature of this room is the feature fireplace with slate inset and hearth incorporating an electric stove style fire. Cupboard housing the electric meters. Coving to the ceiling with central ceiling rose. TV aerial point and radiator.

Dining Kitchen

5.3m x 4m (17.4ft x 13.11ft)

Bright and airy room with windows to the side and rear elevations. Part glazed uPVC entrance door leading to the rear garden. Lovely open plan space featuring the dining area and fitted kitchen. The kitchen has a range of wall and base units with complementary work surfaces incorporating 1 ½ bowl sink unit with mixer tap. Attractive tiling to the splash areas and ceramic tiled floor to the kitchen area. Built in electric oven, microwave, gas hob and chimney style extractor over. Integrated fridge freezer and plumbing for a washing machine. Radiator and recessed lighting. Archway to the staircase rising to the first floor accommodation.

Landing

Access to both bedrooms and bathroom.

Bedroom One

5.3m x 3.4m (17.4ft x 11.11ft)

Dual aspect room with windows to the side and rear elevations. Access to the loft space. Recessed lighting and radiator. Door leading to the walk in wardrobe which has hanging rails and houses the gas fired central heating boiler. Further door leading to the en suite shower room.

Ensuite Shower Room

Fitted with a modern three piece white suite comprising shower cubicle with electric shower, corner wash hand basin and close coupled wc. Attractive tiling to the walls and floor with decorative border tile. Coving to the ceiling and recessed lighting. Chrome heated towel rail.

Bedroom Two

3.7m x 3.3m (12.3ft x 10.9ft)

Window to the front elevation. Built in wardrobe and radiator.

Bathroom

Window to the front elevation. Fitted with a modern white three piece suite comprising panelled bath with mains mixer shower over and glass shower screen. Pedestal wash hand basin and close coupled wc. Attractive tiling to the walls and floor. Coving to the ceiling with recessed lighting. Built in airing cupboard and chrome heated towel rail.

Outside

The front garden is open plan and laid to block paving. Concrete driveway leads down the side of the property to a set of timber gates which open to the rear garden which is predominately laid to lawn with a gravelled section. The garden is enclosed by high level fencing to the perimeters. Block paved patio area immediate to the house, providing a private area for alfresco dining. Outside tap.

Garage

6.3m x 4.6m (20.8ft x 15.01ft)

The spacious detached garage could be used for a number of things such as workshop, storage, extension of the garden to name a few. The garage benefits from an electric roller shutter door and further personal access door to the side. Power and light. Plumbed water point.



Ground Floor



First Floor



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