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## The Riverbank, Louth



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When it comes to  
property it must be

  
lovelle



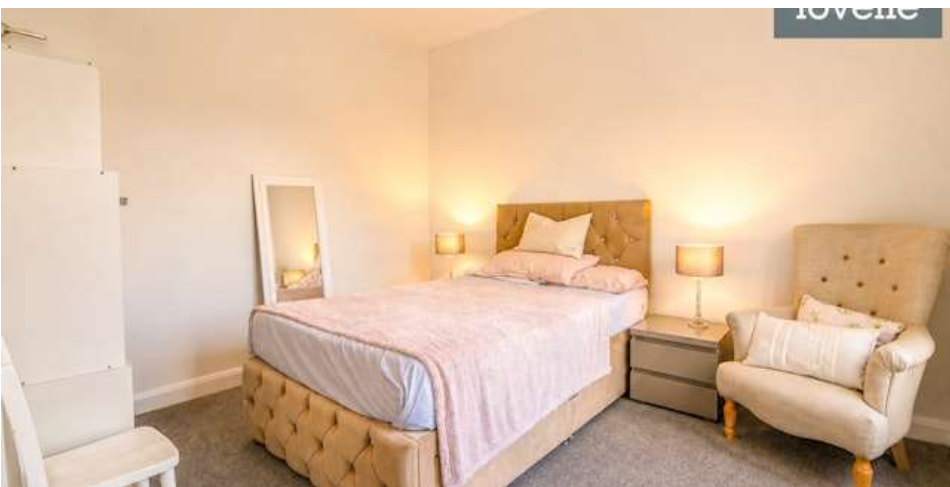
£449,950

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Built in 2019 this stunning five double bedroom detached family home is situated on a quiet executive development in the market town of Louth. The spacious property benefits from solar panels and uPVC double glazing throughout, the well planned and spacious accommodation briefly of comprises a entrance hall, lounge, study, open plan living kitchen diner, utility room, cloakroom WC, landing, five double bedrooms, en-suite and family bathroom. Ample off road parking and spacious garage.

**Key Features**

- Stunning Detached Family Home
- Entrance Hall
- Spacious Lounge & Separate Study
- Gorgeous Open Plan Living Kitchen Diner
- Utility Room & Cloakroom WC
- Five Double Bedrooms
- EPC rating A
- Tenure: Freehold





## Entrance Hall

Composite entrance door with double glazed side panel to the front elevation. Staircase rising to the first floor accommodation. Telephone point. Doors leading to lounge, study and double doors opening through to the kitchen diner. Underfloor heating.

## Lounge

17'1" x 19'0" (5.2m x 5.8m)

UPVC double glazed windows to the front elevation. TV aerial and telephone point. The focal point of the spacious lounge is the inglenook fire place incorporating a cast iron log burner sat on a tiled hearth with a solid wood wall hung mantle over. Underfloor heating.

## Study

12'0" x 6'0" (3.7m x 1.8m)

UPVC double glazed window to the front elevation. Underfloor heating.

## Kitchen Diner

26'1" x 19'0" (8m x 5.8m)

This gorgeous open plan living space benefits from large wall to wall uPVC double glazed bi folding doors opening out to the rear garden creating a gorgeous open entertaining space. The kitchen area is fitted with a range of stunning high gloss, grey finish wall and base units with quartz worksurfaces over incorporating a double bowl sink unit with stainless steel mixer tap. Built in Neff oven and grill to face height. Integrated dishwasher. Space for large American fridge freezer with plumbing for water dispenser. Glass splashbacks to splash areas. Central island unit with four ring ceramic induction hob with chimney style extractor hood over. UPVC double glazed skylight window running the stretch of the room. TV aerial point. Spacious under stair storage cupboard. Underfloor heating. Door leading to the utility room.

## Utility Room

8'1" x 7'1" (2.5m x 2.2m)

Composite entrance door and uPVC double glazed side panel to the rear elevation. Fitted with base units matching those in the kitchen. Worksurface incorporating a single bowl composite sink unit with stainless steel mixer tap. Plumbing for washing machine and tumble dryer. Ideal wall mounted gas fired central heating boiler. Underfloor heating. Door leading to the cloakroom WC.

## Cloakroom WC

3'1" x 6'0" (0.9m x 1.8m)

Fitted with a two piece suite comprising of a close coupled dual flush WC with vanity wash hand basin with storage below and stainless steel mixer tap. Extractor fan. Underfloor heating.

## Landing

Spacious airing cupboard incorporating a hot water cylinder with shelving for storage. Radiator. Doors leading to all bedrooms and the family bathroom.

## Master Bedroom

13'1" x 13'0" (4m x 4m)

UPVC double glazed window to the front elevation. Fitted with a large wall to wall wardrobe equipped with rails and shelving with triple sliding doors. TV aerial point. Radiator. Door leading to the ensuite.

## Ensuite Shower Room

7'0" x 6'0" (2.1m x 1.8m)

UPVC double glazed window to the front elevation. Fitted with a modern three piece suite comprising of a shower cubicle with mains rainfall effect shower and additional handheld attachment, concealed cistern dual flush WC and vanity wash hand basin with storage below. Brick style tiling to splash areas. Extractor fan. Chrome heated towel rail.

## Bedroom Two

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

UPVC double glazed window to the rear elevation. TV aerial point. Radiator. Door leading to the walk in wardrobe measuring at 4'11 x 5'06 and equipped with shelving and rails as well as its own radiator.

## Bedroom Three

18'1" x 12'0" (5.5m x 3.7m)

Two double glazed Velux windows to the rear elevation. TV aerial point. Radiator.

## Bedroom Four

16'1" x 8'0" (4.9m x 2.4m)

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

## Bedroom Five

16'1" x 8'0" (4.9m x 2.4m)

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

## Family Bathroom

12'0" x 6'0" (3.7m x 1.8m)

UPVC double glazed window to the rear elevation. Fitted with a modern four piece suite comprising of a double walk in shower cubicle with mains rainfall effect shower head and additional hand held shower attachment, oval bathtub with stainless steel mixer tap and handheld shower head attachment, vanity wash hand basin with ample storage below and concealed cistern dual flush WC. Attractive tiling to walls. Extractor fan. Chrome heated towel rail.

## Outside

To the front of the property is a block paved driveway leading to the attached garage. Lawned gardens with a dwarf brick wall with wrought iron fencing to the perimeters.

The rear gardens are predominately laid to lawn with a large paved patio area perfect for al fresco dining. Well maintained raised flower beds. High level timber garden fencing to the perimeters with a private gate opening out to the Louth Canal walk. Outside lighting.



## Garage

20'1" x 12'1" (6.1m x 3.7m)

Electric roller garage door to the front elevation and personal door to the rear. The spacious garage benefits from several light and power points as well as an electric car charging point. Wall mounted electric consumer unit.

## 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 E.

<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.

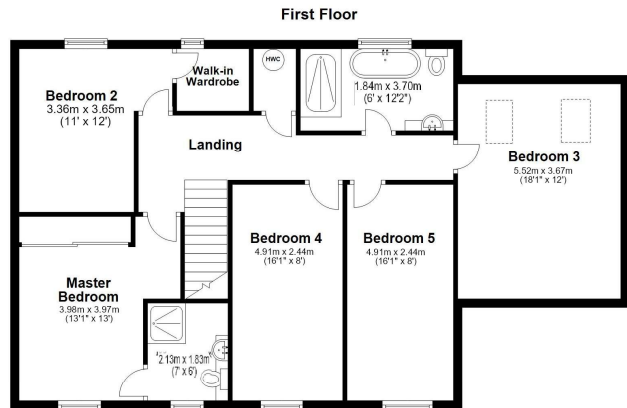
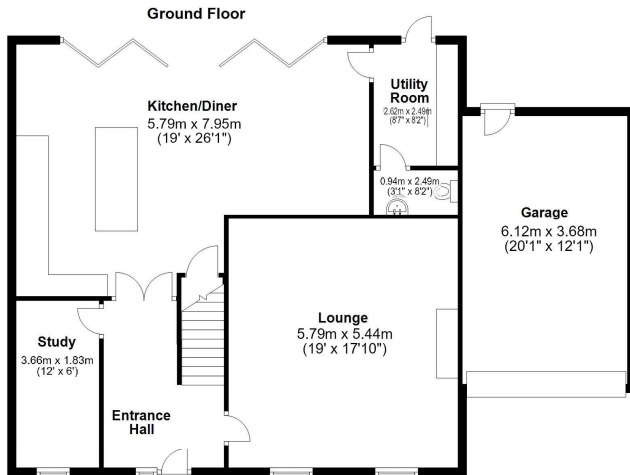
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01507 665399

[louthp@lovelle.co.uk](mailto:louthp@lovelle.co.uk)