



10 SHEARWATER CLOSE LOUTH, LN11 0SW

**£190,000
FREEHOLD**

This well presented three bed roomed property is an ideal prospect for first time buyers, growing families and investors alike.

With the added bonus of no onward chain, this fabulous home is ready to move into!



WWW.BILTONS.CO.UK
01724 642002

10 SHEARWATER CLOSE



Description

Tucked away on the ever-popular cul-de-sac of Shearwater Close in Louth, this modern three-bedroom semi-detached home offers stylish, move-in ready living with no onward chain!

Stepping into a spacious and welcoming entrance hallway, the well planned living flows into the bright and spacious front facing lounge with a clever built in storage window seat and the added bonus of a large under-stairs closet, perfectly catering for those all important everyday storage needs!

The recently refitted contemporary kitchen enjoys double French style doors to the tranquil rear garden and is an ideal spot for entertaining and whipping up culinary treats!

Heading onto the first floor, a modern family bathroom services the three well proportioned bedrooms with understated ease.

Outside, you'll find ample off-road parking and a generously sized, enclosed private garden—making this an ideal safe haven for children, pets and summer entertaining.

Well equipped for growing families, investors or first-time buyers alike, this fabulous home on Shearwater Close is ready and waiting!

Entrance Hall

The inviting Hallway provides a fantastic reception into this family home, offering a storage recess area for coats or shoes. The staircase rises to the first floor and a door leads to the Lounge.

Lounge

The bright living room provides ample space and a wonderful retreat, perfect for unwinding in front of the fireplace and tv. The bay window to the front benefits from a clever built in window seat with valuable inclusive storage capabilities too.

With door to the Kitchen and door to a useful large under-stairs cupboard (2.32m x 0.86m)

Kitchen

The light and airy dining kitchen features a vast range of contemporary units that cater for the modern family with elegant ease also including a larder style cupboard that conceals the 'Baxi' gas boiler. Integral appliances include an electric fan oven and grill with a 4 ring gas hob and modern extractor and upstand above. With space for washing machine and dishwasher and space for breakfast table and chairs, a feature 'blackboard' wall, a window to the rear, inset sink unit and double french style doors opening onto the rear garden.

First Floor Landing

With doors to all first floor rooms and providing access to the ceiling loft hatch.

Bedroom One

With window to the rear, this spacious double bedroom offers ample room for a double bed and further bedroom furnishings.

Family Bathroom

The modern family bathroom services the three bedrooms with ease, having vanity wash hand basin with vanity mirror and mosaic metallic feature tiling above, WC, a further gloss finished vanity storage unit, panelled bath with side splashscreen and direct feed shower over. There is also a window to the rear, extractor and chrome effect towel rail radiator.

Bedroom Two

With a window to the front, this spacious double bedroom offers ample room for a double bed and further bedroom furnishings.

Bedroom Three

With a window to the front and featuring a bespoke made children's bed with clever storage alcoves beneath and would alternatively lend itself to an ideal home office.

Outside

Front Garden - set to pebble finish providing ample off road parking for several vehicles - gated access and wheelie-bin storage area to the side leading to:
Rear Garden - fully fenced and enclosed, with pebble finished patio/seating area, space for garden sheds and generous sized lawn.

10 SHEARWATER CLOSE







10 SHEARWATER CLOSE

ADDITIONAL INFORMATION

Local Authority – East Lindsey

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

01724 642002

<https://biltons.co.uk/>



WWW.BILTONS.CO.UK
01724 642002