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Charles Avenue, Louth



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property it must be


lovelle



£360,000

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A four/five-bedroom detached family home in a popular area of Louth, offering versatile reception rooms (including a large conservatory), a well-equipped kitchen diner with utility, two en-suite's, off-street parking, private gardens with patio and outbuildings, plus leased solar panels, all within easy reach of local schools, amenities and green spaces.

Key Features

- Four/Five Bedroom Detached Home
- Versatile Reception Rooms
- Contemporary Kitchen Diner
- Utility Room & Cloakroom WC
- Two Ensuites & Family Bathroom
- Large Conservatory to Rear
- Block Paved Driveway
- Private Gardens
- Leased Solar Panels
- Tenure: Freehold





This four/five-bedroom detached home is offered for sale in a popular residential area of Louth, providing well-planned accommodation, private gardens and convenient access to local amenities, schools and green spaces. The property is particularly suited to families seeking versatile living space and outdoor areas.

A spacious entrance hall provides a welcoming approach to the house and includes useful under-stair storage. From here, the layout flows into ground floor bedroom, lounge and the kitchen, offering flexibility for day-to-day living and entertaining.

The principal reception room is a spacious lounge to the front of the property, which features a large window that allows good natural light along with an open fire, creating a focal point for the room. This space is well-suited to family use, with clear views over the front aspect.

A second reception room offers potential as a home office or fifth bedroom. It benefits from built-in wardrobes and an en-suite shower room which comprises of a close coupled WC, wash hand basin and corner shower unit, providing an additional self-contained area that would suit guests, older children or multigenerational living.

To the rear, a large conservatory serves as the third reception space, enjoying a garden view and direct access to the outdoor areas. This room works well as a dining/sitting area or family room, with a pleasant outlook over the garden and easy flow between indoor and outdoor living spaces.

The kitchen diner is arranged to accommodate everyday family use and informal entertaining. It is fitted with a range of contemporary shaker-style units with wood effect worksurfaces which continue into a handy breakfast bar area for informal dining. Appliances and fittings include a built-in oven and microwave to face height, four-ring halogen hob and an integrated dishwasher.

Bi-fold doors connect the dining area of the kitchen through to the conservatory, helping to link the main living spaces together. A separate utility room provides additional storage and space for laundry along with access to the cloakroom WC, helping to keep the kitchen free for cooking and dining.

The master bedroom is a double room with an array of built-in wardrobes and overhead storage as well as its own en-suite facilities which comprise of a corner shower unit, concealed cistern WC and vanity wash hand basin with ample storage for toiletries, providing a private area away from the main living spaces. A second double bedroom also benefits from built-in wardrobes and a walk-in cupboard which currently houses the central heating boiler, offering good additional storage. There are two further single bedrooms, making the layout suitable for families needing children's rooms, a nursery or a study.

The main bathroom is fitted with a Jacuzzi bath with electric shower over, wash hand basin, close-coupled WC and a heated towel rail, providing a practical and comfortable family bathing space.

Externally, the property includes a block-paved driveway to the front, offering off-street parking. To the rear, there are private gardens with space suitable for family use, play and outdoor relaxation. A greenhouse and garden sheds provide useful storage and potential for home growing. There is also a designated patio area, supporting outdoor dining and socialising during warmer months. The property further benefits from leased solar panels, offering potential energy savings and increased efficiency.

The house is situated in Louth, a well-regarded market town in Lincolnshire known for its traditional town centre, independent shops and selection of supermarkets, cafes and pubs. Residents have access to local amenities including healthcare facilities, leisure centres and sports clubs within a short distance of the property.

The area is served by a choice of nearby schools, making it practical for families with children of various ages. Louth offers both primary and secondary education options, including well-regarded schools within reach by foot, bicycle or a short drive, depending on the specific setting chosen.

Nearby parks and walking routes add to the appeal of the location, with green spaces and countryside paths accessible in

and around Louth. These provide opportunities for dog walking, running and family outings, as well as enjoyment of the surrounding Lincolnshire Wolds area.

With four/five bedrooms, three/two reception rooms, a well-equipped kitchen diner, off-street parking, private gardens, solar panels and outdoor amenities such as a patio area, this detached house for sale in Louth offers a practical family-oriented layout in a convenient town setting. Council Tax is currently set at Band C.

Room Measurements

Ground Floor

Entrance Hall: 5'10" x 16'04"
Lounge: 16'04" x 12'07"
Kitchen Diner: 11'11" x 19'11"
Utility Room: 6'06" x 7'01"
Cloakroom WC: 4'06" x 4'10"
Conservatory: 10'07" x 19'07"
Bedroom Five: 9'10" x 7'07"
En-Suite Shower Room: 4'09" x 4'07"

First Floor

Landing: 11'01" x 7'05"
Master Bedroom: 12'00" x 9'10"
En-Suite Shower Room: 7'02" x 7'05"
Bedroom Two: 8'09" x 11'01"
Bedroom Three: 11'05" x 5'08"
Bedroom Four: 6'11" x 6'10"
Family Bathroom: 7'04" x 6'05"

Disclaimer

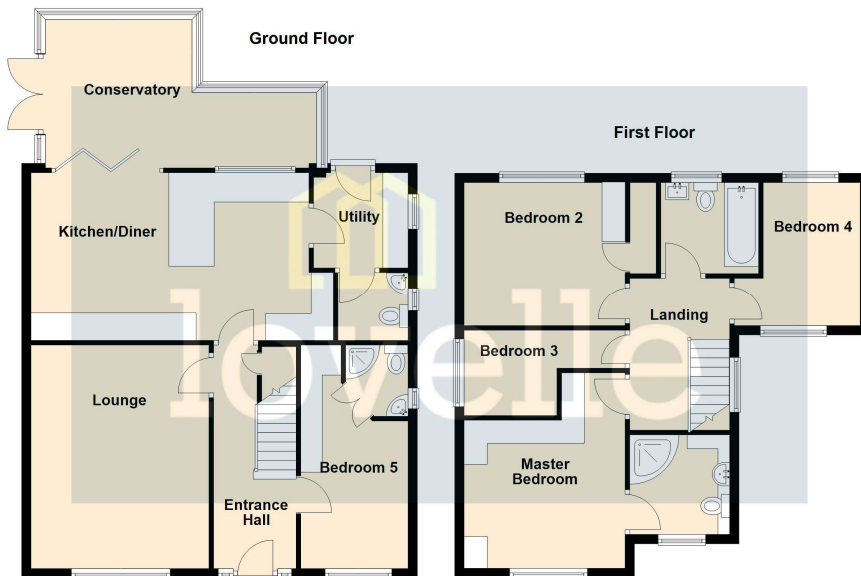
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Mobile and Broadband Checker

It is advised that prospective purchasers visit 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 PlanUp.



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lovelle

01507 665399

louth@lovelle.co.uk