



Stapes Garth, Louth



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£300,000

- Modern
- Log Burner
- Spacious private rear garden
- En-suite
- conservatory
- Summer house
- Freehold
- EPC rating D



This beautifully presented and well-proportioned three-bedroom detached bungalow offers an excellent opportunity for purchasers seeking comfortable single-storey living in a highly regarded residential area of Louth. Combining spacious accommodation with modern features and attractive outdoor space, the property is ideally suited to a range of buyers, including families, retirees, and those looking to downsize without compromising on living space.

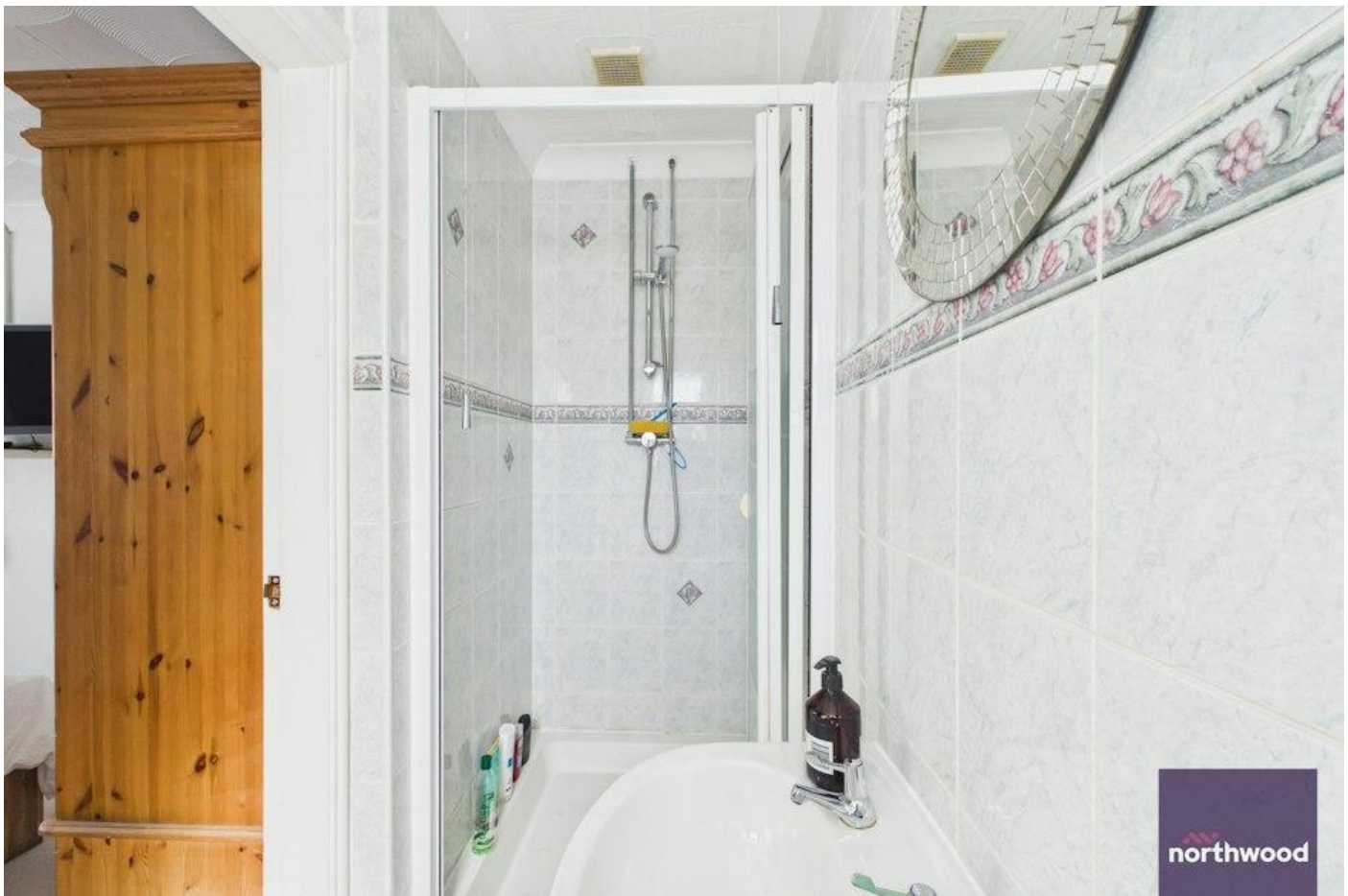
The accommodation is thoughtfully arranged to provide both practicality and flexibility. At the heart of the home is a generous main reception room, offering ample space for both seating and entertaining areas. A feature log burner creates a welcoming focal point and adds warmth and character, making it an ideal space to relax throughout the year. Large windows allow natural light to flood the room, enhancing the bright and airy atmosphere.



Leading from the principal living area is a delightful conservatory, providing a versatile additional reception space. Whether used as a dining room, garden room, home office, or second sitting area, the conservatory enjoys attractive views over the rear garden and offers seamless access to the outdoor space, creating an ideal setting for entertaining guests or simply enjoying a peaceful outlook.

The kitchen has been designed with everyday convenience in mind, offering practical workspace and storage solutions to suit modern lifestyles. The overall contemporary finish of the property ensures a move-in-ready home that can be enjoyed from day one.

The bungalow benefits from three well-sized bedrooms, all providing comfortable accommodation and flexibility for family living, guest rooms, or home working requirements. The principal bedroom is particularly impressive, featuring the added luxury of a private en-suite shower room, providing convenience and privacy for homeowners. The remaining bedrooms are served by a well-appointed family bathroom, fitted to offer both functionality and comfort.



Further benefits include oil-fired central heating, ensuring efficient and reliable warmth throughout the property, along with double glazing that contributes to comfort and energy efficiency.

Outside

Externally, the property continues to impress with an extensive private rear garden that provides an excellent outdoor environment for a variety of uses. The generous plot offers plenty of space for gardening enthusiasts, family activities, outdoor dining, and entertaining during the warmer months. Mature planting and established boundaries enhance the sense of privacy and create an attractive backdrop throughout the seasons. A charming summer house adds further versatility to the outdoor space and could be utilised as a hobby room, garden retreat, studio, or peaceful area for relaxation. The garden's size and flexibility make it one of the standout features of the property. To the front, a private driveway provides convenient off-road parking for multiple vehicles, ensuring ease of access for both residents and visitors.

Location

Nestled within a peaceful rural village setting, this property offers the perfect balance of countryside tranquillity and convenient access to local amenities. Surrounded by beautiful





Lincolnshire countryside, the village provides a relaxed and welcoming atmosphere, ideal for those looking to escape the hustle and bustle while remaining within easy reach of everyday essentials.

The historic market town of Louth is approximately 10 miles away, offering a wide range of shops, cafes, restaurants, schools and amenities, while the surrounding villages and countryside provide plenty of opportunities for walking, cycling and enjoying the great outdoors.

A wonderful location for those seeking a quieter rural lifestyle without being too far from town.

This attractive bungalow offers spacious accommodation, modern comforts, generous outdoor space, and a sought-after location, making it a property that warrants early viewing to fully appreciate everything it has to offer.

Living Room 5.54m x 3.96m (18'2" x 13'0")

Sunroom 3.66m x 3.07m (12'0" x 10'1")

Kitchen 7.47m x 2.74m (24'6" x 9'0")

Bedroom 4.11m x 2.92m (13'6" x 9'7")

Bedroom 3.78m x 2.54m (12'5" x 8'4")

Bathroom 1.55m x 2.51m (5'1" x 8'2")

Bathroom 0.97m x 2.51m (3'2" x 8'2")

Hallway 7.85m x 0.91m (25'10" x 3'0")

Hallway 0.89m x 2.74m (2'11" x 9'0")

Unlabelled room 2.72m x 2.72m (8'11" x 8'11")







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