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Ramsgate Road, Louth



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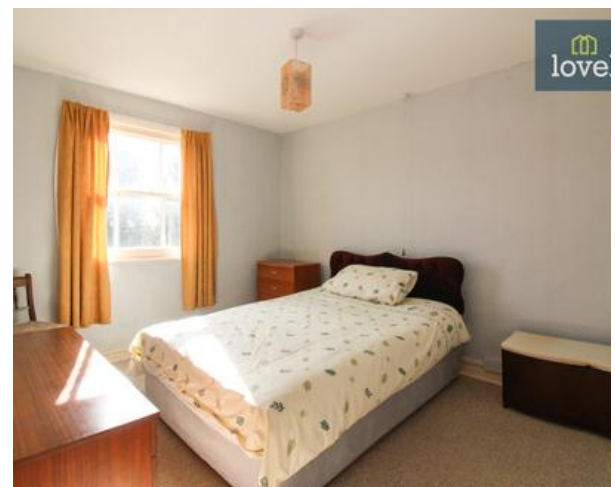
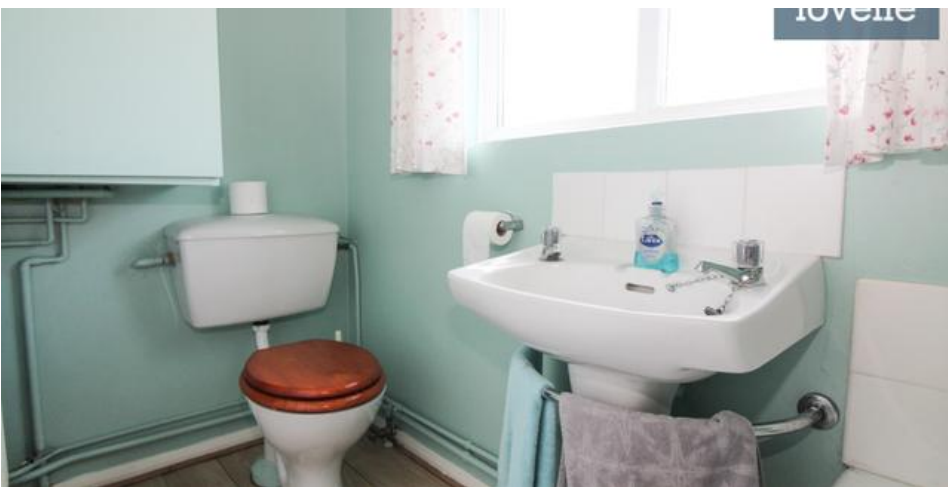
£175,000

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This characterful end of terrace house, perfect for first-time buyers, investors, or families, offers a sizable 110ft garden and three bedrooms, with ample potential for modernisation and personalisation, all conveniently located near local amenities and schools.

- Key Features**
- Characterful End Of Terrace Property
  - 110ft Long Garden
  - Two Bright & Airy Reception Rooms
  - Three Bedrooms
  - Kitchen
  - Ground Floor Bathroom

- Proximity To Local Amenities
- Potential For Modernisation
- Ample Family Living
- EPC rating TBC
- Tenure: Freehold





I am delighted to present to you this charming and characterful end of terrace house for sale, which is brimming with potential and perfectly suited for first-time buyers, investors, or families alike. This property is a canvas awaiting your personal touch, needing some modernisation to transform it into your dream home.

One of the unique features of this property is its generously sized garden, approximately 110ft in length. It is a substantial outdoor space just waiting to be landscaped to your liking, offering endless possibilities for green-fingered enthusiasts or those dreaming of their private oasis.

Internally, this house provides ample space to accommodate a growing family or for those who appreciate roomy living areas. It boasts two reception rooms, ideal for both formal dining and a cosy lounge area. The reception rooms provide ample room for entertaining and relaxing, offering different spaces to spend your time depending on your mood or occasion.

The property benefits from a practical kitchen, functional though it requires some updating to reach its full potential. Whether you envision a contemporary design or a more traditional farmhouse style, this kitchen space provides the perfect opportunity to create the heart of your home to your own taste and requirements.

The house features three bedrooms, offering versatile accommodation suitable for a family or providing the potential for a home office space if working from home is part of your lifestyle. The property is also equipped with a ground bathroom, ready for modernising to create a soothing retreat where you can unwind at the end of each day.

This property is not just about the potential it holds within its walls. Its location adds immense value as it is conveniently situated near local amenities, ensuring everyday necessities are within easy reach. For families, the proximity to nearby schools is a significant advantage, minimising travel time and making the school run a breeze.

A special feature of this end of terrace house is its character. It sits back from the road, enhancing the sense of privacy and peace, making it a true gem in its vicinity.

The property benefits from a combination of uPVC double glazed and single glazed timber framed windows as well as gas fired central heating.

In conclusion, this is an exceptional opportunity to purchase a property with huge potential and put your stamp on it. Its need for modernisation is an invitation to create a bespoke living space tailored to your taste and lifestyle. Combined with its advantageous location and unique features, this house could be the start of a new chapter in your life. Don't miss out on this extraordinary opportunity.

## Room Measurement

### Ground Floor

Lounge: 12'01" x 12'07"

Dining Room: 11'02" x 10'08"

Kitchen: 8'01" x 8'04"

Bathroom: 7'01" (max) x 5'04" (max)

### First Floor

Bedroom One: 9'05" x 12'05"

Bedroom Two: 11'03" x 10'10"

Bedroom Three: 6'04" x 9'07"

## Disclaimer

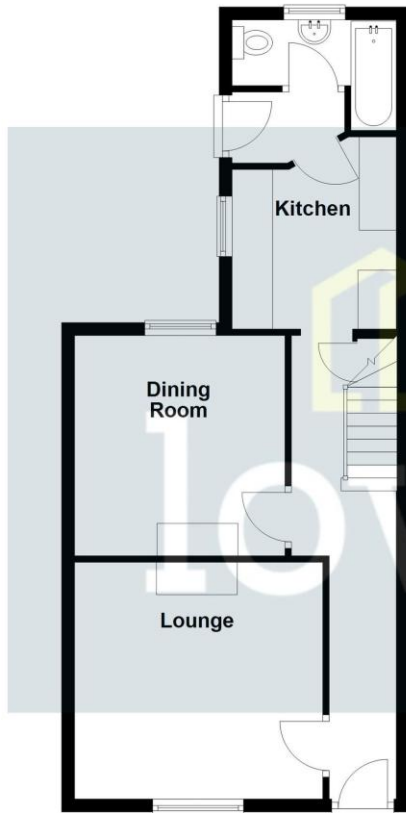
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile And Broadband Checker

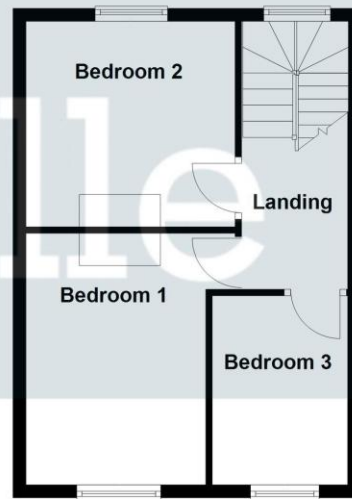
It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



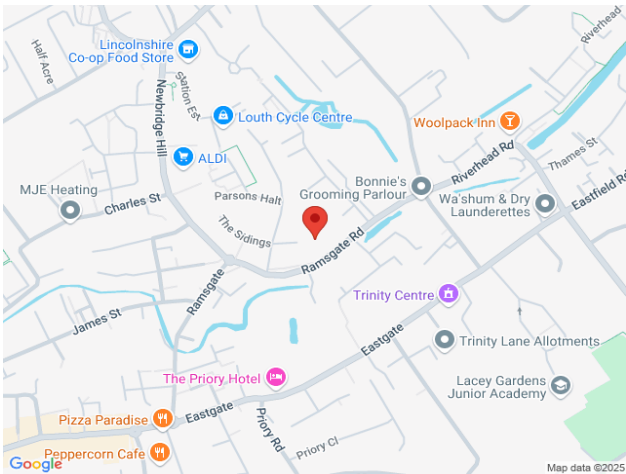
## Ground Floor



## First Floor



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.



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