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Union Street, Louth



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property it must be


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Asking Price: £166,500



Lovelle Estate Agency are delighted to bring to the market this well presented, charming two-bedroom period townhouse located a short walk from the market town centre of Louth. The property boasts off road parking in the form of a driveway as well as well planned, deceptively spacious living and sleeping accommodation with views towards St James Church. The manageable gardens to the front and rear make this the ideal first-time buyer property. Internal viewing is an absolute must to appreciate what this property has to offer.

Key Features

- Town Centre Period Property
- Well Presented Home
- Driveway Providing Off Road Parking
- Spacious Lounge Diner
- Kitchen
- Two Double Bedrooms
- Bathroom
- Front and Rear Gardens
- EPC rating E
- Tenure: Freehold





Location

The centre of the market town of Louth is a two-minute walk away, the town has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture, and hairdressers to name a few. Excellent road links via the A16 and regular local bus service. Excellent schooling nearby.

Entrance Hall

Accessed via the hardwood entrance door to the rear elevation this spacious entrance hall boasts ample space for the hanging of coats and storage of shoes before leading onto the kitchen, lounge diner and bathroom. The sleeping accommodation is accessed via the staircase which leads to the first-floor landing. Radiator.

Lounge Diner

3.9m x 6.3m (12.9ft x 20.6ft)

This bright and airy open plan room provides the perfect living space in the form of a large lounge area which benefits from a bay window to the front elevation and a wall mounted gas fire with a wooden fire surround providing a focal point of the lounge. TV aerial point and Radiator. The dining area currently plays host to a 6 seater dining table with ample space still to manoeuvre around. Handy understair storage cupboard. Radiator. Carpeted throughout.

Kitchen

2.3m x 3.3m (7.7ft x 10.8ft)

Window to the front elevation. The kitchen is made up of a range of wall and base units with complementary worksurfaces over incorporating a circular stainless steel sink unit with mixer tap and matching drainer. Plumbing for washing machine and dryer/dishwasher. Gas cooker point with concealed hood over. Tiling to splash areas. Space of freestanding fridge freezer. Radiator.

Bathroom

1.8m x 2.2m (6ft x 7.11ft)

The bathroom is located on the first floor off the entrance hall and is fitted with a white three-piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin with stainless steel mixer tap and close coupled dual flush WC. Modern white tiling to splash areas. Radiator.

Landing

2.8m x 3m (9.2ft x 9.9ft)

First floor landing which leads onto both bedrooms.

Bedroom One

3.5m x 3.9m (11.4ft x 12.9ft)

The master bedroom sits across the full width of the property and benefits from a bay window to the front over looking the market town with stunning views of St James Church. To either side of the chimney breast is fitted wardrobe space with storage overhead. Radiator.

Bedroom Two

2.8m x 3m (9.2ft x 9.9ft)

The second bedroom is also a good size and could comfortably host a double bed. Window to the rear of the property looking towards the garden and driveway. Radiator.

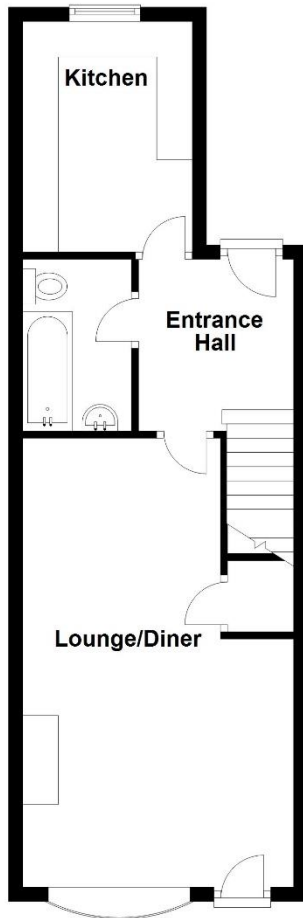
Outside

The property offers gardens to the front and rear of the property. The front garden can be accessed via a pedestrian passageway which leads to the wrought iron pedestrian gate. The front garden is predominately laid to gravel with a bark chipping border. Footpath leading to the front entrance door. A combination of timber fencing and a brick wall make up the boundaries. External lighting.

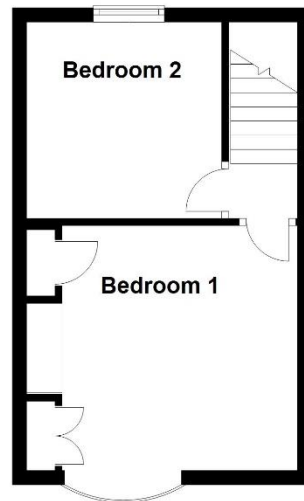
To the rear of the property accessed off Union Street is the hardstanding driveway providing off road parking. The rear garden is accessed via a wrought iron pedestrian, again similar to the front garden the rear is laid with gravel and currently plays hosts to a timber garden shed. The boundaries are made up of timber fencing and a brick boundary wall. Footpath leading to the rear entrance door. External lighting.



Ground Floor



First Floor



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