

Buy. Sell. Rent. Let.


lovelle



Petrel Drive, Louth



When it comes to
property it must be


lovelle



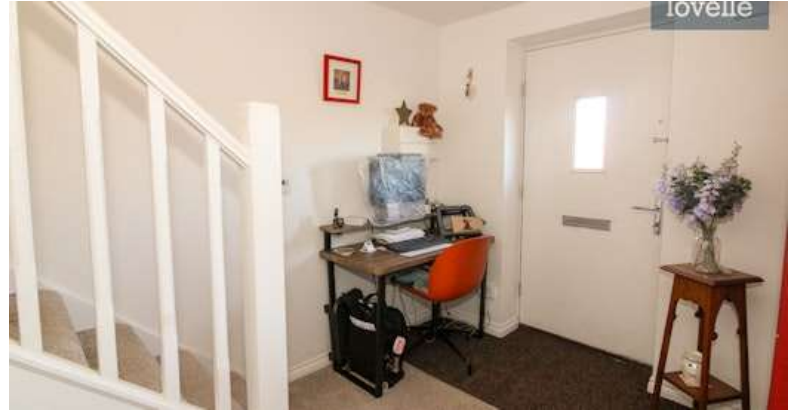
30% Shared Ownership - £52,500



A well-presented two-bedroom home offered for sale with a 30% shared ownership share in a modern Louth development, featuring a practical layout with lounge, dining kitchen, generous gardens and parking, all within easy reach of local amenities, schools, parks and transport links.

- Key Features**
- 30% Shared Ownership
 - Modern Residential Development
 - Two Spacious Bedrooms
 - Lounge
 - Kitchen Diner
 - Family Bathroom & Cloakroom WC

- Ample Off Road Parking
- No Onward Chain
- EPC rating B
- Tenure: Leasehold





This two-bedroom home is offered for sale with no onward chain on a 30% shared ownership basis, with higher shares available. Situated in a popular modern development in Louth, the property provides an opportunity to purchase a well-presented home with generous gardens and parking, close to local amenities, schools and green spaces.

Located on the outskirts of Louth, the property benefits from convenient access to the town centre, where a range of independent shops, supermarkets, cafes and restaurants can be found. Louth is known for its regular markets and traditional high street, together with leisure facilities, sports clubs and a choice of primary and secondary schools, making it a practical base for day-to-day living.

The house is accessed via the composite entrance door to the front and opens into a well-proportioned lounge, which serves as the main reception room. From here, stairs rise to the first floor. The layout offers a straightforward and functional living space, suitable for both relaxing and entertaining.

To the rear, the kitchen provides natural light and includes dining space, making it a sociable room for mealtimes. It is fitted with a range of wall and base units and incorporates a 1 and a half bowl sink unit, a built-in oven with 4 ring electric hob and extractor over. An extremely handy understairs cupboard offers additional storage, with the added benefit of plumbing providing scope for laundry appliances. A composite door opens directly onto the rear garden, allowing easy movement between indoor and outdoor areas.

To the first floor, the landing includes loft access, with a pull-down ladder leading to a partially boarded loft, providing useful additional storage space. The main bedroom is a surprisingly spacious double master bedroom with built-in wall to wall, sliding doored wardrobes with a TV aerial point concealed, helping to maximise floor area and storage. The second bedroom is also a very generous double, offering flexibility as a guest room, children's room or home office, depending on requirements.

The bathroom is fitted with a panelled bath with shower over, close coupled WC and wash hand basin, providing a practical and neutral space for everyday use.

Externally, the property benefits from generous lawned gardens which offer a high degree of privacy and fencing to the perimeters with a patio area to the rear. This outside space offers scope for outdoor seating, play space, or simple low-maintenance enjoyment. To the front, there is open space which gives a sense of separation from neighbouring properties. The house also benefits from parking in the form of a driveway, adding to its day-to-day convenience.

The property holds an EPC rating of B, indicating an efficient level of energy performance, and falls within Council Tax band A, which can be advantageous in terms of running costs.

Louth provides a good selection of green spaces and nearby parks, including the likes of Hubbards Hills and other local recreation areas, offering opportunities for walking, leisure and outdoor activities.

In summary, this two-bedroom home for sale on a 30% shared ownership basis combines a practical internal layout, generous private gardens, loft storage and parking in a modern development within Louth. Its position offers access to local amenities, schools and parks making it a considered option for those looking to purchase a share in a well-presented home in this established market town.

Room Measurements

Ground Floor

Lounge: 15'04" x 12'02"

Cloakroom WC: 4'07" x 6'02"

Kitchen Diner: 8'03" x 15'04"

First Floor

Bedroom One: 10'07" x 15'05" (into wardrobes)

Bedroom Two: 15'04" x 8'05"

Bathroom: 6'04" x 6'05"

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

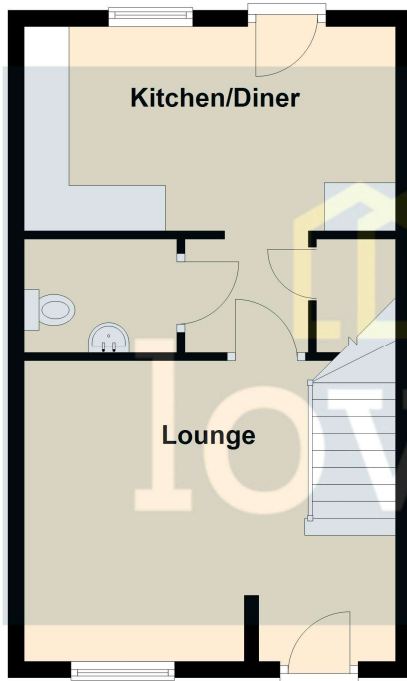
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Shared Ownership

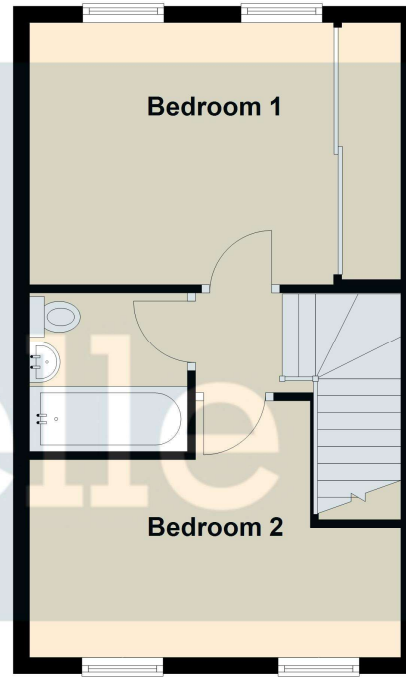
Please note the seller currently owns a share of 30% of the property and pays a monthly rent of £388.54 per calendar month as of April 2026 (higher shares are available).



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.
Plan produced using PlanUp.

When it comes to **property**
it must be


lovelle

01507 665399

louth@lovelle.co.uk