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Cherry Way, Louth



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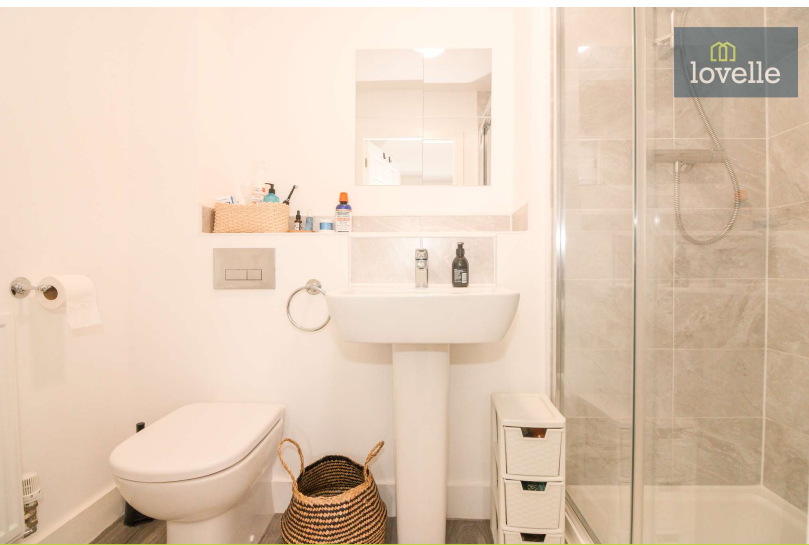
£185,000



A modern, energy-efficient 2023-built two-bedroom home for sale on a popular new development on the outskirts of Louth, featuring a contemporary kitchen/diner, ensuite to main bedroom, enclosed lawned garden with patio, and driveway parking within easy reach of schools, amenities and green spaces.

Key Features

- Modern 2023 Built Home
- Two Double Bedrooms
- Contemporary Fitted Kitchen/Diner
- Generous Lounge
- Bathroom, Ensuite & Cloakroom WC
- Enclosed Lawned Garden
- Driveway to Side
- Low Maintenance Home
- Ideal for First Time Buyers
- EPC rating B
- Tenure: Freehold





This immaculate two-bedroom home is offered for sale on a popular new development on the outskirts of Louth, a well-regarded market town in Lincolnshire. Built in 2023 and presented to a high modern standard, the property combines efficient contemporary living with convenient access to local amenities, schools and green spaces.

Internally, the accommodation is arranged to provide a practical layout suited to first-time buyers or those seeking a low-maintenance home. The ground floor features an entrance area with access to the first-floor accommodation and through to the lounge. The main reception space is a generous lounge, providing a comfortable living area with under-stair storage to maximise usable space and help keep the room organised.

To the rear, the kitchen/dining room is fitted with a range of grey contemporary wall and base units and provides a well-planned cooking and eating space. It includes a built-in oven with built-in four ring gas hob, integrated fridge, and integrated freezer, together with plumbing for a washing machine. There is ample room for a dining table, creating a sociable area for meals and everyday use. A door opens directly onto the rear garden, allowing easy indoor-outdoor access.

Upstairs, the property offers two double bedrooms. The main bedroom is a spacious double room with an en-suite which comprises of a double shower cubicle, concealed cistern WC, and wash hand basin, providing an element of privacy and convenience. The second bedroom is also a double, offering flexibility as a guest room, child's bedroom or home office. The main bathroom serves the property and is equipped with a panelled bath, concealed cistern WC and wash hand basin, forming a practical, modern suite.

The house benefits from an EPC rating of B, reflecting the energy-efficient nature of this recently built home. This can contribute to reduced running costs compared with older properties. The council tax band is B.

Externally, the property has an enclosed lawned garden with patio, providing an outdoor area suitable for relaxation, play or al fresco dining. The enclosed nature of the garden adds a degree of privacy and practicality. To the side, the house benefits from a driveway addressing day-to-day parking requirements.

The location on the outskirts of Louth places the property within reach of nearby schools, local amenities and green spaces. Louth is known for its traditional market town centre, offering a range of independent shops, supermarkets, cafes and everyday services. Residents can access local parks and nearby green spaces for walking and recreation, enhancing the appeal of the area for those who value outdoor activities.

This two-bedroom end of terrace house for sale presents an opportunity to acquire a modern, energy-efficient property with driveway parking and an enclosed garden in a popular new development on the edge of a market town. Its layout, specification and location make it particularly well suited to first-time buyers looking for a contemporary home within reach of schools, local amenities and green spaces.

Room Measurements

Ground Floor

Entrance Hall: 3'08" x 5'08"

Lounge: 11'08" x 13'09"

Kitchen Diner: 15'03" x 11'06"

Cloakroom WC: 3'06" x 5'01"

First Floor

Bedroom One: 9'07" x 15'03"

En-suite Shower Room: 4'09" x 7'09"

Bedroom Two: 7'10" x 10'06"

Bathroom: 7'01" x 7'02"

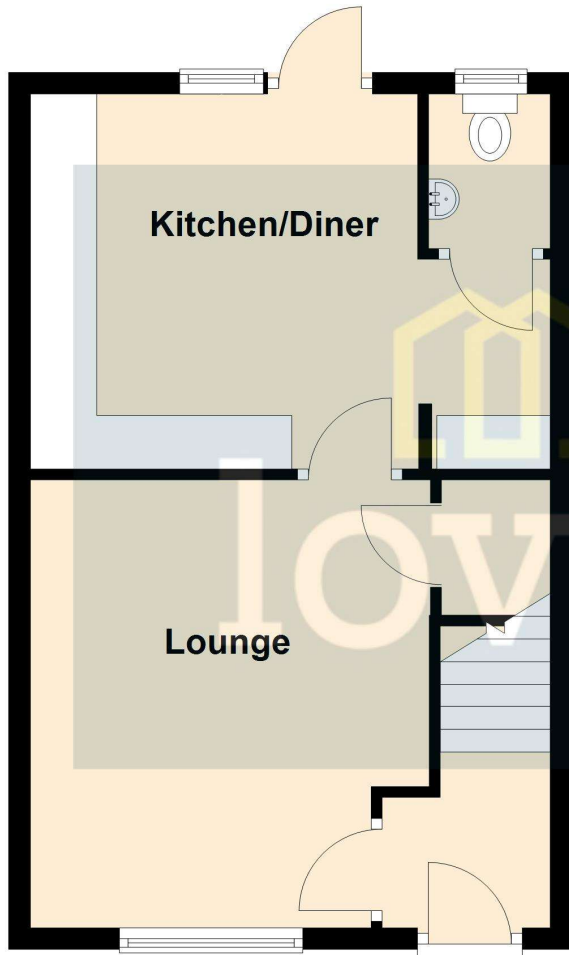
Disclaimer

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.

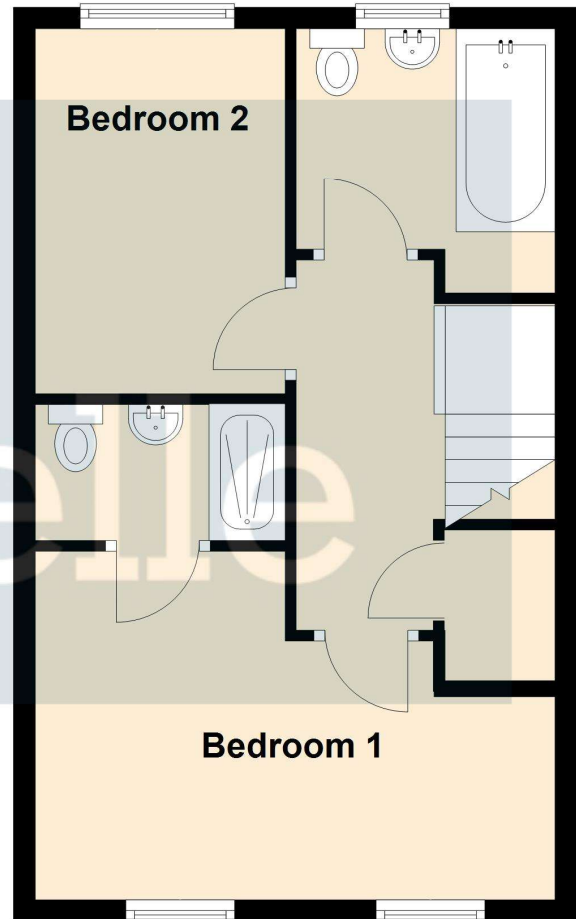
Mobile and Broadband Checker

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

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.

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