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## Walnut Close, Louth



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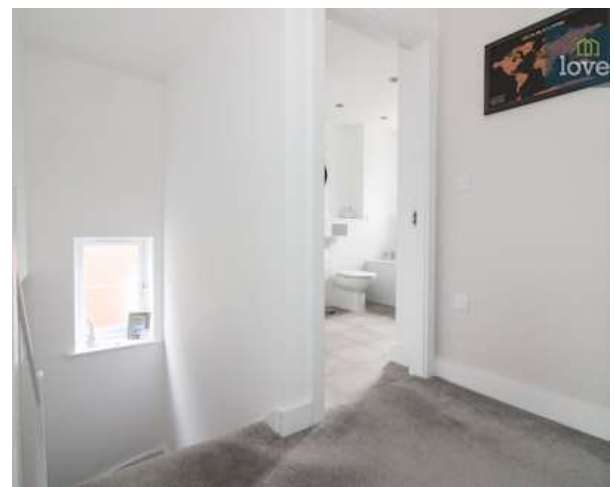
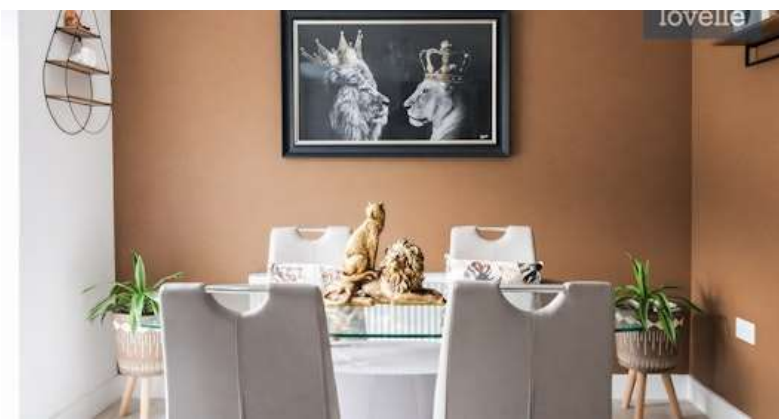
£240,000



An immaculate, energy-efficient three-bedroom detached house built in 2021 on a popular modern development on the edge of Louth, featuring a bay-fronted living room, contemporary open-plan kitchen/dining room with garden access, en-suite master bedroom, off-street parking and a sunny south-west facing rear garden within easy reach of town and countryside amenities.

**Key Features**

- Modern 2021 Detached Family Home
- Open Plan Kitchen Diner
- Integrated Appliances
- Bright Lounge With Bay Window
- Three Spacious Bedrooms
- Family Bathroom & En-Suite Shower Room
- South West Facing, Lawned Garden
- Lare Paved Patio
- Driveway To Side
- EPC rating B
- Tenure: Freehold





This immaculate three-bedroom detached home is offered for sale on a popular modern residential development on the edge of the historic market town of Louth. Built in 2021 (still benefitting from the 10 year builders warranty) and presented to a high standard throughout, the property provides well-planned accommodation, off-street parking and a south-west facing garden, making it well suited to families and first-time buyers seeking a contemporary home with good access to local amenities.

On entering the property, a spacious entrance hall sets the tone for the rest of the house, with practical under-stair storage and access to a cloakroom with WC. From the hall, doors lead to the principal living space and kitchen along with the staircase which rises to the first floor bedrooms and family bathroom.

The main reception room is positioned to the front of the house and features an angled bay window, providing additional floor space and natural light. This room offers a comfortable space for everyday living and relaxation, while the bay design creates an attractive focal point and a pleasant outlook over the front aspect.

To the rear of the property lies an open-plan kitchen and dining area. Designed in a contemporary style, the kitchen is fitted with a range of wall and base units and comprehensive integrated appliances, including a double oven, electric hob with extractor, dishwasher, washing machine, fridge and freezer. This specification ensures a clean, uncluttered finish and excellent practicality for day-to-day use. There is ample space for a dining table, making this an ideal area for family meals or entertaining. Double doors open directly onto the rear garden, providing a connection between indoor and outdoor space and allowing good natural light throughout the day.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower facilities and built-in sliding mirrored door wardrobes, providing both privacy and generous storage. The second bedroom is a double room, suitable as a main child's bedroom or guest room. The third bedroom is also a generous size and benefits from over-stair storage, which enhances the usability of the space for wardrobes, shelving or additional household storage.

The family bathroom is fitted with a modern white three piece suite comprising panelled bath, wall-mounted basin and concealed cistern WC. Built-in storage provides a practical solution for toiletries and linens, while a chrome heated towel rail adds comfort and convenience. The overall specification presents a clean and modern environment, consistent with the property's recent construction and EPC rating of B.

Externally, the property's south-west facing rear garden is a notable feature. It is predominately laid to lawn with a large paved patio area, creating defined zones for seating, outdoor dining and play. The aspect ensures that the garden benefits from afternoon and evening sun, making it a pleasant extension of the living space in warmer months. Parking is available in the form of a driveway to the side of the property, adding to the practicality of the home for households with one or more vehicles.

The house is situated on a popular development on the outskirts of Louth, a well-regarded Lincolnshire market town known for its traditional weekly markets, independent shops and selection of supermarkets. Louth's town centre offers a range of cafes, pubs and restaurants, along with essential services such as banks, pharmacies and medical facilities. The town also has a choice of primary and secondary schools, including well-regarded local options, which adds to its appeal for families.

For leisure and recreation, Louth provides a variety of amenities including parks, sports facilities and walking routes. Hubbard's Hills, on the edge of the town, is a particularly attractive valley park, popular for walking and picnicking. The wider Lincolnshire Wolds, an Area of Outstanding Natural Beauty, is easily accessible by car, offering opportunities for countryside walks, cycling and exploring nearby villages. The Lincolnshire coast is also within driving distance, providing further options for days out.

With its modern construction, EPC rating of B and council tax band C, this three-bedroom detached house represents a practical, energy-efficient home in a well-served market town setting. The combination of an open-plan kitchen/dining space, en-suite master bedroom, off-street parking and a south-west facing garden will appeal to buyers seeking a relatively recent build with good amenities and convenient access to both town and countryside.

## Room Measurements

Ground Floor:

Lounge: 10'10" x 12'02" Plus bay

Kitchen Diner: 21'00" x 10'10"

Cloakroom WC: 3'01" x 5'02"

First Floor:

Master Bedroom: 9'06" x 9'10" to wardrobes

En-suite Shower Room: 6'03" x 4'04"

Bedroom Two: 12'10" x 10'02"

Bedroom Three: 6'07" x 8'06"

Family Bathroom: 6'06" x 9'10"

## Disclaimer

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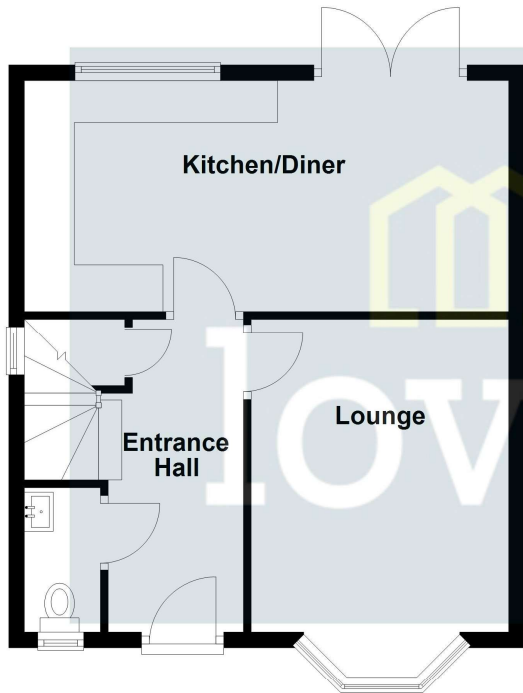
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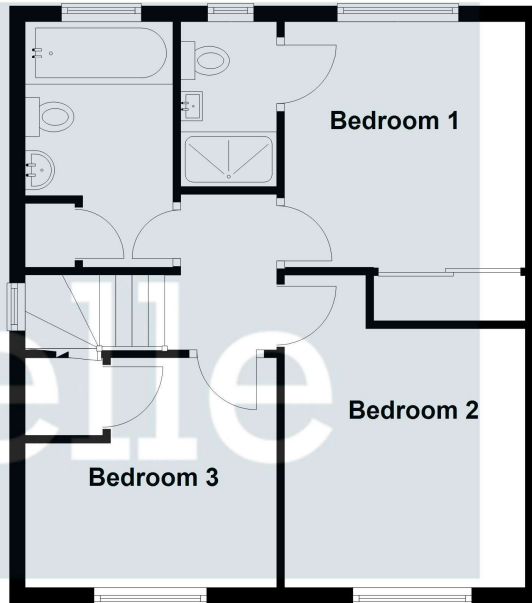




## Ground Floor



## First Floor



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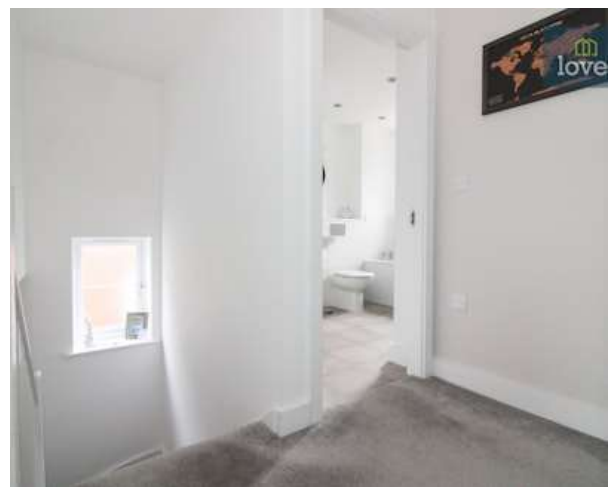
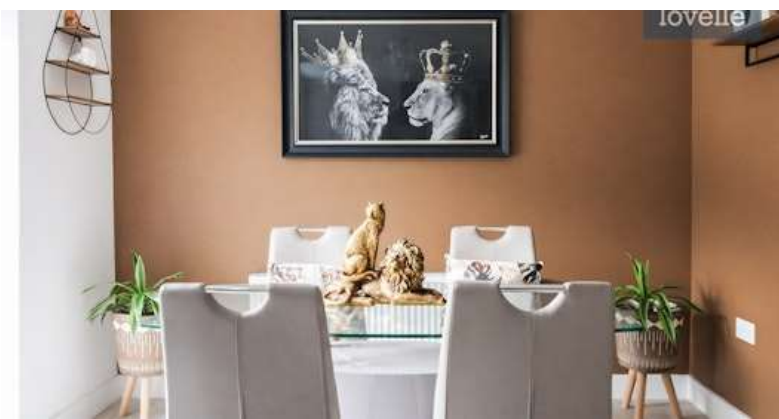
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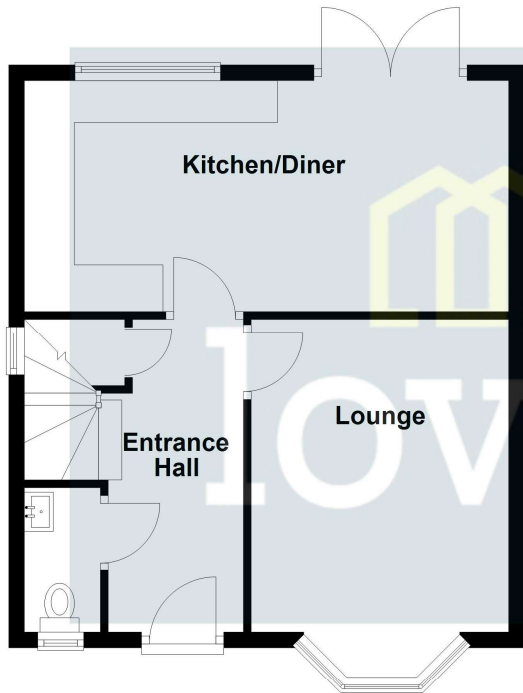
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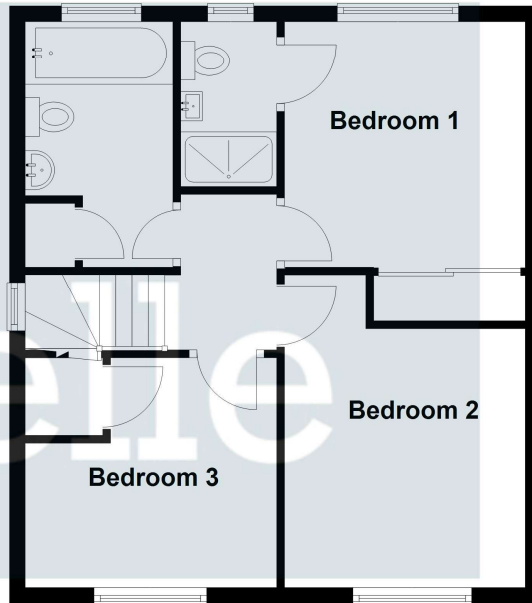




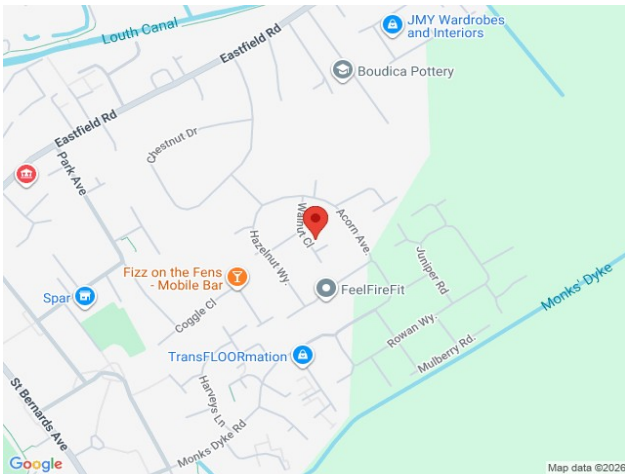
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