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Acorn Avenue, Louth



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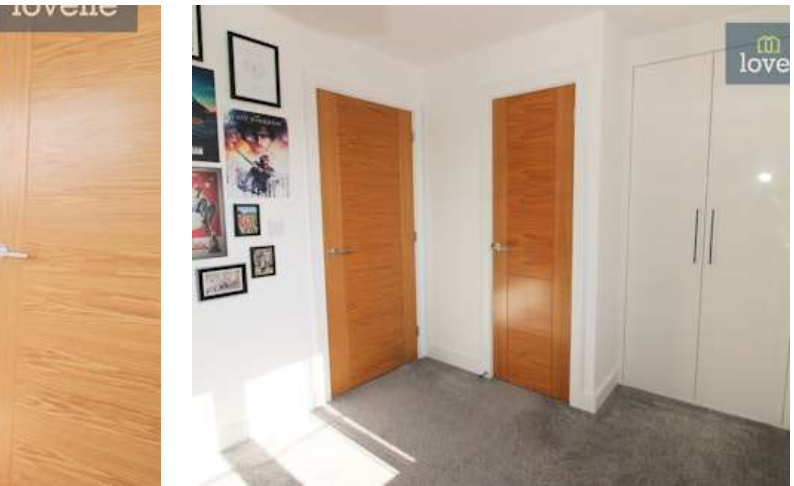
£170,000



Immaculate two-bedroom semi-detached house for sale in a popular Louth development, featuring a bright dual-aspect living room, modern kitchen-diner with garden access, two double bedrooms with built-in storage, generous corner plot gardens, ample parking, EPC B rating and council tax band A, close to schools, amenities and countryside walks, ideal for first-time buyers and investors.

### Key Features

- Immaculate Two Bedroom Home
- Generous Corner Plot & Gardens
- Ample Off Road Parking
- Bright Dual Aspect Lounge
- Modern Kitchen Diner
- Two Double Bedrooms
- Three Piece Suite Bathroom
- Ground Floor Cloakroom WC
- Popular Residential Development
- EPC rating B
- Tenure: Freehold





This two-bedroom semi-detached house is offered for sale in a popular residential development in Louth, providing an immaculate and well-planned home that will appeal to first time buyers and investors alike. Set on a generous corner plot with ample parking and extensive gardens, the property combines efficient modern living with convenient access to local amenities, schools and walking routes.

On entering the property, an entrance hall provides access to the main accommodation. The entrance hall provides access to the first-floor accommodation and leads through to the cosy lounge which enjoys dual aspect windows, creating a bright and comfortable living space with views over the front. The layout allows for a dedicated seating area and media space, with the dual aspect design enhancing natural light throughout the day. There is also the handy addition of a ground floor cloakroom WC providing additional convenience.

To the rear of the property, the kitchen diner is arranged as a practical and sociable space, with room for a dining table and direct access to the garden via patio doors. The kitchen is fitted with an integrated oven and 4-ring electric hob, integrated fridge freezer and plumbing for a washing machine, as well as housing an Ideal Logic combination boiler. This arrangement supports efficient day-to-day living and provides a clear division between cooking, dining and outdoor entertaining, with the patio doors creating a natural flow into the rear garden.

Upstairs, the property offers two double bedrooms, both benefiting from built-in wardrobes that maximise floor space and provide useful storage. The well-proportioned nature of each room lends itself to a variety of furniture layouts, making the home suitable for couples, sharers or those requiring a guest bedroom or home office. The bedrooms are served by a modern bathroom fitted with a three-piece suite, including a panelled bath with rainfall effect shower over, concealed cistern WC and wall-mounted wash basin. Additional features such as the shaving point further underline the practical, well-appointed specification of the property.

Externally, the house occupies a generous corner plot, giving it larger-than-average gardens that will appeal to those who value outdoor space. The grounds provide scope for seating areas, play space or planting, and the overall plot size contributes to a sense of privacy and openness. Ample parking is another key benefit, supporting households with multiple vehicles or visitors.

The property holds an EPC rating of B, reflecting its energy-efficient design and construction, which can support lower running costs. The council tax band is A, which may be particularly attractive to first time buyers and investors assessing ongoing affordability.

Situated in Louth, the house is well placed for access to nearby schools and local amenities. Louth is known for its traditional market town character, with a range of supermarkets, independent shops, cafes and everyday services available in and around the town centre. Residents can enjoy local cafes and eateries, along with regular markets and essential facilities such as pharmacies, healthcare services and leisure options.

For those who enjoy the outdoors, the location offers walking routes in and around the town and into the surrounding Lincolnshire countryside. There are local parks and open spaces within a short drive or walk, providing opportunities for recreation, dog walking and exercise.

Overall, this immaculate two-bedroom semi-detached house for sale in Louth combines efficient modern accommodation, generous gardens, ample parking and good local amenities, making it a compelling option for first time buyers and investors seeking a well-presented home in a popular residential development.

## Room Measurements

### Ground Floor

Lounge: 9'10" x 14'02"

Inner Hall: 3'02" x 4'04"

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

Kitchen Diner: 13'04" x 7'08"

### First Floor

Bedroom One: 8'11" x 13'05"

Bedroom Two: 8'00" x 11'05"

Bathroom: 5'06" x 6'10"

## Disclaimer

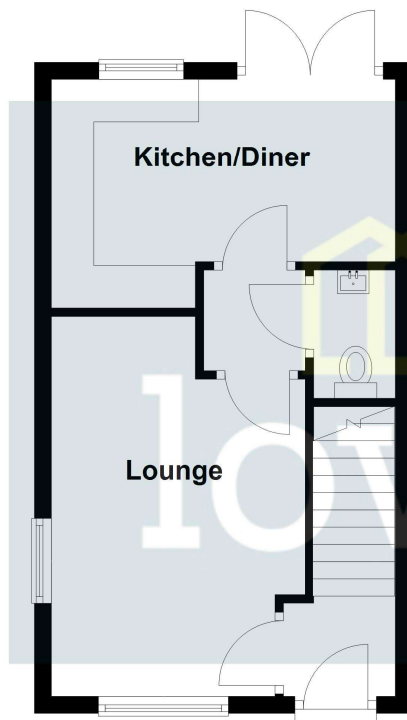
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

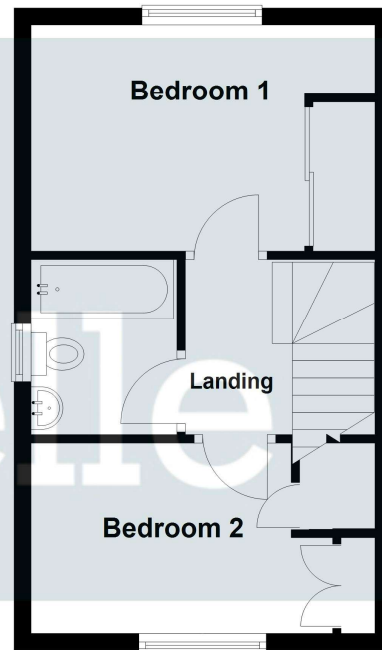
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



## 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.  
Plan produced using PlanUp.

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