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The Riverbank, Louth



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£450,000

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A modern, neutrally decorated five-bedroom detached family home in an executive Louth development, featuring lounge and study, an open-plan kitchen/diner with bi-fold doors to the garden, two en-suite bedrooms, garage and parking, and direct access to canal-side walks, all within easy reach of town amenities and transport links.

Key Features

- Contemporary Detached House
- Entrance Hall & Cloakroom WC
- Living Room & Study
- Open Plan Kitchen, Dining & Family Room
- Utility Room
- Five Good Sized Bedrooms
- 2 x Ensuite's & Bathroom
- Garden to Rear
- Garage
- EPC rating
- Tenure: Freehold





This five-bedroom detached house is offered for sale within an executive development in Louth, providing generous family accommodation, modern interiors and direct access to canal walks at the rear.

The property is neutrally decorated throughout and arranged over two floors. On the ground floor, a welcoming entrance area leads to a large lounge which offers an excellent main reception space. This room includes provisions for a log burner, giving purchasers the option to install a focal point heating feature if desired.

To the rear of the property is a spacious open-plan kitchen and dining area, designed with both everyday living and entertaining in mind. The kitchen benefits from a central kitchen island, creating additional preparation and informal seating space, as well as good natural light. The layout allows for a defined dining area, suitable for family meals or larger gatherings. Bi-fold doors open directly onto the rear garden, integrating indoor and outdoor spaces and providing pleasant views while allowing light to flood the room.

A useful utility room is located off the kitchen, offering practical space for laundry and additional storage. From the utility room there is access to a cloakroom WC, enhancing day-to-day convenience. There is also under-stair storage to help keep the ground floor living areas uncluttered and organised.

In addition to the main lounge, the property includes a separate office/study. This dedicated reception room is particularly well suited to those who work from home, require a quiet homework area, or simply appreciate a private space away from the main living zones.

On the first floor, the property offers five double bedrooms, making it well suited to families or those needing guest and hobby rooms. The principal bedroom is a comfortable double with built-in wardrobes and its own en-suite, providing a private shower room and convenient storage. A second double bedroom also enjoys en-suite facilities, ideal for guests, older children or multi-generational living arrangements. The remaining three double bedrooms offer flexible options for family members, visitors or alternative uses such as an additional study or hobby room.

The main family bathroom is fitted with a free-standing bath, a large walk-in shower, wash hand basin, close coupled WC and a heated towel rail. This specification provides both bathing and showering options and supports the overall modern feel of the accommodation.

Externally, the property includes a garden, accessed via the bi-fold doors from the kitchen/dining area. The garden offers space for outdoor seating, children's play equipment or planting, subject to individual preference. To the front there is parking provision, together with a garage providing further parking or useful storage for bicycles, gardening equipment and seasonal items. A notable advantage of this home is its access to canal walks to the rear, enabling residents to enjoy local paths for walking, running or dog walking without the need to travel by car.

The house forms part of an executive development in Louth, a well-regarded market town in Lincolnshire. Louth is known for its traditional town centre with independent shops, regular markets, cafes and restaurants, together with practical facilities such as supermarkets, healthcare and leisure amenities. The town is also positioned as a gateway to the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, offering further opportunities for walking and outdoor recreation.

In summary, this neutrally decorated five-bedroom detached house for sale in an executive development in Louth provides three reception rooms (including a large lounge and separate office/study), a modern open-plan kitchen/dining space with bi-fold doors to the garden, two en-suite bedrooms, a well-appointed family

bathroom, garage, parking and canal-side walks to the rear, all within reach of Louth's amenities and wider regional connections.

Room Measurements

Ground Floor

Entrance Hall: 5'07" x 12'00"

Lounge: 17'06" x 18'11"

Study/Office: 6'02" x 12'00"

Open Plan Kitchen: 16'10" x 18'05"

Dining Area: 9'09" x 11'06"

Utility Room: 7'06" x 7'08"

Cloakroom WC: 6'07" x 3'04"

First Floor

Bedroom One: 12'11" x 14'04"

Ensuite Shower Room: 6'02" x 6'06"

Bedroom Two: 9'04" x 10'10"

Ensuite Shower Room: 6'05" x 5'05"

Bedroom Three: 12'04" x 19'08"

Bedroom Four: 8'09" x 15'04"

Bedroom Five: 8'04" x 15'04"

Bathroom: 11'05" x 6'00"

Garage: 12'04" x 19'07"

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.







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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