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2a Trinity Lane
Louth
LN11 8DL

Offers in the Region Of £270,000

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Property Description
Occupying a sought-after central Louth location, this spacious and highly versatile dormer bungalow offers beautifully presented accommodation ideal for a range of buyers. The property boasts generous living areas, a modern fitted kitchen with open dining space, and well-proportioned bedrooms, including a principal bedroom with en-suite facilities. Outside, the home is complemented by attractive and private gardens to both the front and rear, featuring patio and lawned areas, a charming summerhouse, and useful outdoor storage. Gas central heating and uPVC double glazing.

Entrance Hallway
11' 6" x 5' 11" (3.50m x 1.80m)
Step into a bright and welcoming entrance hallway, beautifully presented with neutral décor, soft cream carpets, and a radiator. This inviting space provides access to the main ground floor accommodation and staircase to the first floor.

Living Room
21' 11" x 12' 9" (6.67m x 3.89m)
A wonderfully spacious and light-filled living room, ideal for both relaxing and entertaining. Featuring a large front-facing window and double PVC doors opening directly onto the patio, this room seamlessly connects indoor and outdoor living. A charming electric fireplace creates a cosy focal point, complemented by two radiators and tasteful décor throughout.

Study/Reception Room
10' 11" x 12' 0" (3.33m x 3.65m)
A highly adaptable additional reception space, perfect as a formal dining room, hobby room, playroom, or study. Featuring a window, radiator, and housing the gas boiler and consumer unit, this room adds further flexibility to the home.

Bathroom
7' 6" x 6' 0" (2.28m x 1.83m)
The ground floor bathroom is fitted with a three-piece suite comprising a W.C., hand wash basin, and bath. Finished with tiled splashbacks and a frosted window for privacy, the room also benefits from a radiator and practical layout.

Bedroom Three
10' 6" x 12' 0" (3.20m x 3.65m)
Situated on the ground floor, this generous double bedroom offers flexibility for family living, guests, or even a home office. Complete with a large window, radiator, and neutral finish, it is both comfortable and versatile.

Second Hallway

A practical and useful connecting space with tiled flooring and neutral décor, offering convenient access to both the front and rear of the property.

Dining **Kitchen**
19' 6" x 12' 6" (5.94m x 3.80m)
The heart of the home, this spacious kitchen and dining area is ideal for modern family living. The kitchen is fitted with a wide range of wall and base units, generous worktop space, integrated double oven, hob, extractor fan, and space for a washing machine. A large window above the sink fills the room with natural light, while tiled flooring and neutral tones create a clean, contemporary feel. The open-plan dining area offers ample space for a family dining table and chairs, with carpeted flooring and double PVC doors opening onto the rear garden, making it perfect for entertaining and everyday living alike.

First Floor Landing

The first-floor landing benefits from natural light via a window and provides access to both upstairs bedrooms.

Bedroom One
13' 5" x 12' 11" (4.08m x 3.93m)
A spacious principal bedroom offering plenty of room for freestanding furniture. Featuring a window, radiator, built-in cupboard, and the added benefit of a private en-suite shower room.

Ensuite
7' 1" x 2' 7" (2.17m x 0.79m)
with a three-piece suite including W.C., hand wash basin, and walk-in shower. Additional features include a radiator and extractor fan.

Bedroom Two
13' 4" x 15' 9" (4.06m x 4.80m)
Another excellent-sized double bedroom, complete with a large window, radiator, and built-in sliding wardrobes providing excellent storage solutions.

Outside

The property enjoys attractive and private gardens to both the front and rear. The front garden is beautifully stocked with mature shrubs and small trees, creating a welcoming approach and a good degree of privacy. Pathways provide access to the front entrance and driveway. To the rear, the main garden features a paved patio area with decorative shrubs and flowers, ideal for outdoor seating and entertaining, along with a useful storage shed. Steps lead to a further lawned garden area with well-maintained planting and a delightful private summerhouse, offering the perfect retreat to enjoy the peaceful surroundings. Driveway – The property benefits from a generous driveway providing ample off-road parking to the front of the home.





Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications









Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

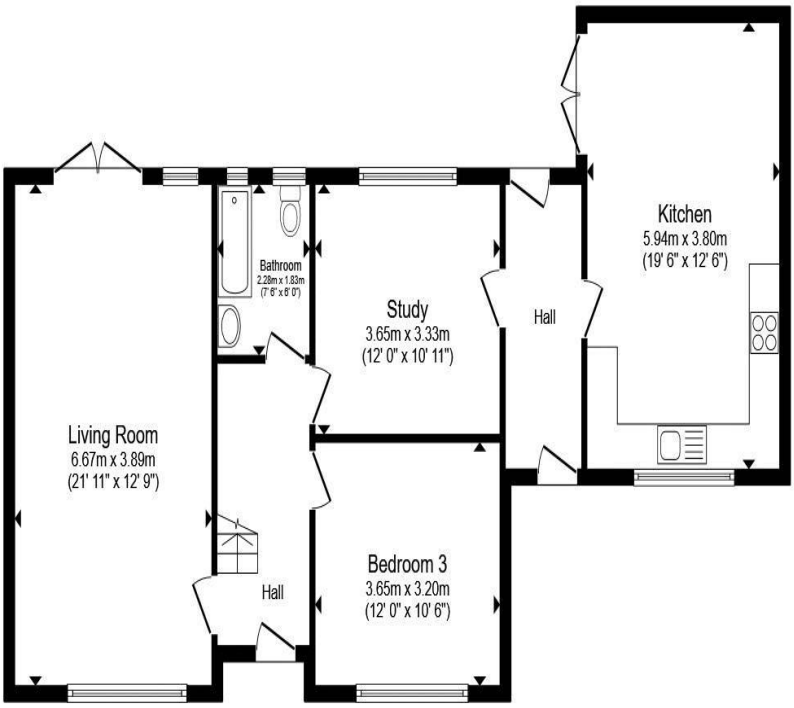
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



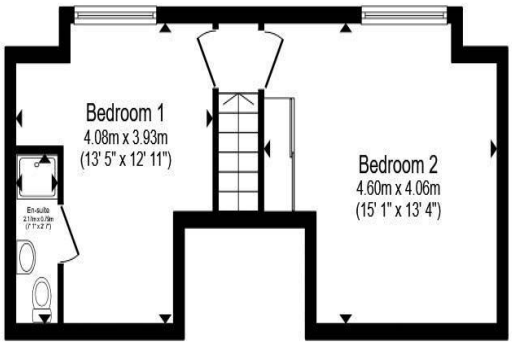


OPEN 7 DAYS A WEEK

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor

Total floor area 124.5 m² (1,341 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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