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Bee Orchid Way, Louth



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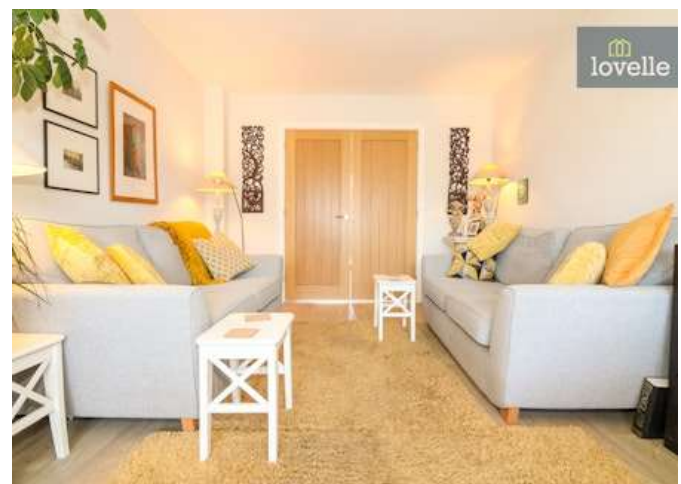
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When it comes to
property it must be


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£239,950



A modern three-bedroom semi-detached house for sale in a popular Louth development, offering an energy-efficient B-rated home with a spacious lounge, open-plan kitchen/diner, en-suite to the main bedroom, driveway and single garage, enclosed garden with patio and timber studio, all within easy reach of schools and local amenities.

Key Features

- Popular Modern Development Location
- Semi Detached Home
- Open Plan Kitchen Diner
- Spacious Lounge
- Three Bedrooms
- Bathroom, Ensuite & Cloakroom WC
- Enclosed Garden with Patio
- Timber Studio to Garden
- Block Paved Driveway & Garage
- EPC rating B
- Tenure: Freehold





This three-bedroom semi-detached house is offered for sale within a popular modern development in Louth, providing a practical layout, energy-efficient credentials and convenient access to local amenities and schools. Neutrally decorated throughout, the property is well suited to first-time buyers and families seeking a contemporary home in a well-regarded Lincolnshire market town.

On arrival, a block-paved driveway provides off-road parking and leads to the single garage accessed via the roller garage door, offering additional storage or parking options. An entrance hall gives access to the principal ground floor rooms and includes a handy cloakroom WC, adding day-to-day convenience for family living and visiting guests.

The ground floor features a spacious lounge with a squared bay window, allowing plenty of natural light and providing a pleasant outlook to the front along with double doors opening through to the dining area of the kitchen. The neutral decor offers a blank canvas, making it straightforward for buyers to furnish and style to their own taste.

To the rear of the property is an open-plan kitchen with dining space, forming the main hub of the home. The kitchen is fitted with a range of integrated appliances including a Neff built-in oven, Neff 4 ring halogen hob, integrated fridge, integrated freezer and integrated slimline dishwasher. A 1 ½ bowl sink unit with drainer, and plumbing for a washing machine are also provided, supporting modern family routines. The gas fired Worcester boiler is housed within the kitchen, contributing to the property's EPC rating of B. Patio doors open directly onto the garden, encouraging indoor-outdoor living and providing an easy flow for family dining or entertaining.

Upstairs, the property offers three bedrooms. The main bedroom is a double room with the benefit of an en-suite which comprises of a shower cubicle with rainfall shower, close coupled WC and wall hung wash hand basin, providing a private washing facility and helping to ease busy morning routines. The second bedroom is also a generous double, suitable for guests, older children or as a flexible home office space if required. The third bedroom is a single room, well suited to a nursery, child's bedroom or study area.

The family bathroom is fitted with a panelled bath with shower over, vanity wash hand basin, close coupled WC and chrome heated towel rail. The inclusion of a vanity unit assists with storage and helps keep the space organised, while the heated towel rail adds to everyday comfort.

Externally, the rear garden features scattered mature shrubs and flower beds, creating an established feel and some natural screening. The patio area offers space for outdoor seating or dining, accessed directly from the kitchen via the patio doors. Within the garden there is also a timber studio, which has potential for use as a hobby room, home office, workshop or additional storage, subject to individual requirements.

The property falls within Council Tax Band B and has an EPC rating of B, indicating relatively efficient running costs compared with older housing stock. Combined with its modern construction and neutral decor, this makes the house particularly practical for those looking to move in with minimal immediate work.

The house is positioned within a popular new development in Louth, a well-known market town offering a wide range of day-to-day amenities. The town centre provides supermarkets, independent shops, cafes and regular markets, together with local services such as healthcare facilities, banks and leisure options. Families will appreciate the nearby schools, with a selection of primary and secondary education available in and around the town, making the location suitable for different age groups.

Louth also benefits from several green spaces and recreational areas. Local parks and playing fields provide

opportunities for walking, children's play and outdoor exercise, while the wider Lincolnshire Wolds countryside, an Area of Outstanding Natural Beauty, is accessible by car for those who enjoy walking, cycling and scenic drives.

Overall, this three-bedroom semi-detached house for sale in Louth offers a modern layout with lounge, an open-plan kitchen/dining space, en-suite facilities to the main bedroom, off-road parking and a single garage, together with a garden, patio and timber studio, all within reach of schools and local amenities.

Room Measurements

Ground Floor

Entrance Hall: 6'05" x 17'08"

Cloakroom WC: 5'04" x 2'04"

Lounge: 10'07" x 17'08"

Kitchen Diner: 9'08" x 17'04"

First Floor

Bedroom One: 11'08" x 10'08"

Ensuite Shower Room: 7'04" x 3'02"

Bedroom Two: 9'08" x 10'08"

Bedroom Three: 7'05" x 8'08"

Bathroom: 6'04" x 7'00"

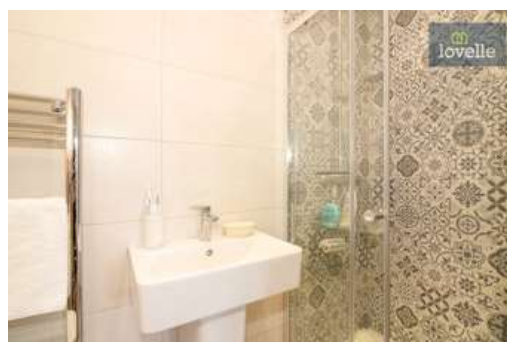
Garage: 9'06" x 17'05"

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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