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St Bernards Avenue, Louth



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£199,950



This three-bedroom semi-detached house for sale in Louth offers two reception room spaces, a modern kitchen, generous off-road parking, attractive well-arranged gardens with a versatile garden office, and convenient access to schools, local amenities, the Lincolnshire Wolds, and regional transport links.

Key Features

- Three Bedroom Semi Detached Home
- Kitchen Diner
- Lounge With Log Burner
- Stunning Family Bathroom
- Ample Off Road Parking
- Garden Office/Gym
- Spacious Gardens
- EPC rating D
- Tenure: Freehold





This three-bedroom semi-detached house is for sale in the historic market town of Louth, offering well-presented accommodation in terrific condition with generous parking, attractive gardens, and a versatile garden office.

Located in a residential area of Louth, the property is convenient for nearby schools and local amenities. Louth town centre provides a range of independent shops, supermarkets, cafes, pubs, and regular market days, as well as everyday services such as healthcare and leisure facilities. The town is known as the "capital of the Lincolnshire Wolds" with easy access to the surrounding countryside for walking and outdoor pursuits.

To the front, there is ample off-road parking for three to four cars, making this home particularly practical for a household with multiple vehicles or visiting family. A side access leads to the rear garden, which is a key feature of the property.

The entrance hall provides access to the main ground floor accommodation. There are two reception room spaces, both enjoying views over and access to the rear garden. The principal lounge features patio doors opening directly to the garden and an inglenook fireplace housing a cast iron log burner, creating an attractive focal point and an efficient additional heat source. The garden outlook and direct access to the patio make this an appealing space for everyday relaxation.

The second reception room is open from the kitchen area, forming a practical dining space. This room also benefits from patio doors to the rear, continuing the strong connection between the living accommodation and the garden, and making it a convenient space for family meals or entertaining with easy access to outdoor seating areas.

The kitchen is fitted with a range of high gloss wall and base units providing storage and worktop space. Appliances and fittings include a double oven, electric hob with cooker hood over, integrated dishwasher, and plumbing for a washing machine, creating a functional and efficient working environment for cooking and laundry.

On the first floor, there are three bedrooms. Two of the bedrooms are generous doubles, providing comfortable sleeping accommodation suitable for couples, older children, or guests. The third bedroom is a single room with built-in wardrobes, offering useful storage and making it a flexible space for a child's room, home office, or hobby room.

The family bathroom is fitted with a stunning free-standing bath with hand hold shower attachment, chrome heated towel rail, vanity wash hand basin, and close coupled WC. An airing cupboard is also located in the bathroom, housing the Ideal Logic gas fired boiler and providing storage for linens.

The rear garden is thoughtfully arranged to provide different areas for recreation and storage. There is a lawned garden area suitable for children's play or general outdoor enjoyment, a slate chipping area ideal for patio furniture, and a separate paved patio area that offers further space for seating or outdoor dining.

A notable asset is the garden office, currently used as a gym, which has an electric supply. This versatile outbuilding can suit a range of purposes such as a workspace, studio, or exercise room. Additional outbuildings include a timber garden shed, brick built former coal store, log store, and an external WC, adding to the practicality of the outdoor space and supporting the use of the log burner in the lounge.

The property holds an EPC rating of D and falls within Council Tax Band A, which may appeal to first-time buyers and families looking to manage outgoings.

Louth offers several primary and secondary schools within easy reach, making this property suitable for households with children. The town is well served by bus routes connecting to surrounding villages and to larger centres such as Grimsby and Lincoln. The road network, including the A16 and A157, offers convenient links to coastal locations, nearby market towns, and regional employment centres.

With its three bedrooms, two reception rooms, modern kitchen, generous parking, and well-arranged gardens with a garden office, this semi-detached house for sale in Louth presents a practical option for first-time buyers and families seeking a home close to schools and local amenities, with good access to the Lincolnshire Wolds and regional transport links.

Room Measurement

Ground Floor

Entrance Hall: 6'07" x 11'06"

Lounge: 12'02" x 14'03"

Kitchen: 9'07" x 9'10"

Dining Space: 8'11" x 10'03"

First Floor

Landing: 8'05" x 6'02"

Bedroom One: 11'00" x 11'11"

Bedroom Two: 10'02" x 11'11"

Bedroom Three: 7'10" x 8'07"

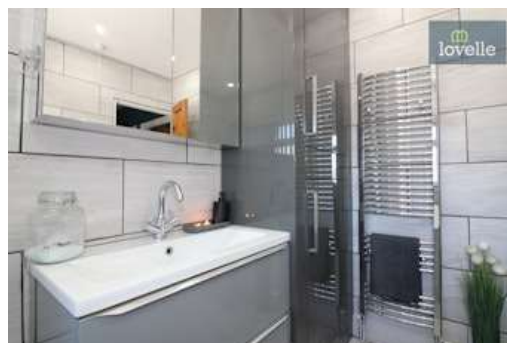
Bathroom: 8'06" x 6'08"

Disclaimer

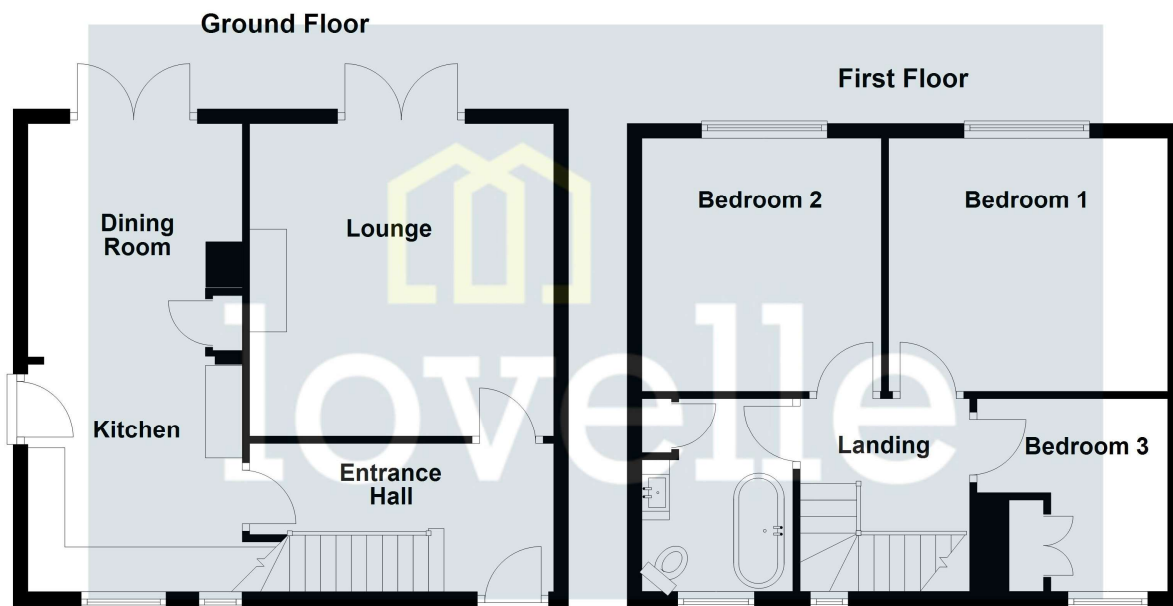
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Mobile and Broadband Checker

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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