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Southlands Avenue, Louth



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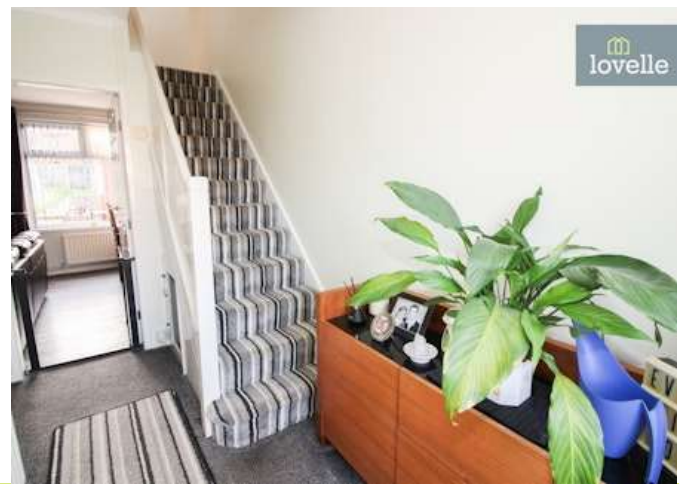
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When it comes to  
property it must be

  
lovelle



£215,000

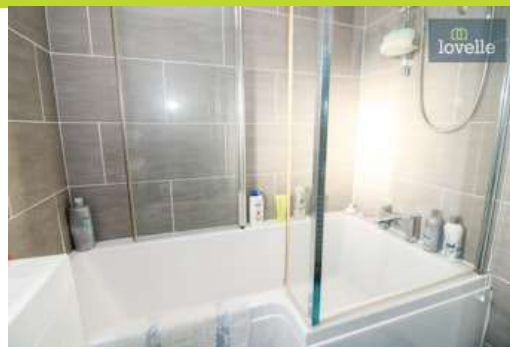


This neutrally decorated three-bedroom semi-detached house for sale on a quiet cul-de-sac on the outskirts of Louth offers spacious living areas, a well equipped kitchen, ample off-road parking, a generous rear garden with a summer house, and convenient access to local amenities and schools. Making it an ideal choice for first-time buyers and families seeking a peaceful yet well-connected home.

### Key Features

- Quiet Dead End Road
- Three Bedrooms
- Two Reception Rooms With Log Burners
- Well Equipped Kitchen
- Modern Bathroom
- Generous Lawned Garden
- EPC rating C
- Tenure: Freehold





This neutrally decorated three-bedroom semi-detached home is for sale on a quiet dead end road on the outskirts of Louth, providing an appealing blend of peaceful residential living with convenient access to local amenities. Situated in a well-established neighbourhood, the property is ideally suited for first-time buyers and families seeking a practical home environment.

Louth is a historic Lincolnshire market town, known for its independent shops, traditional markets, and a welcoming community atmosphere. Residents of Southlands Avenue benefit from easy access to the town centre, where the regular market takes place three times a week, offering local produce and goods. The picturesque St. James' Church, with its impressive spire, and the beautifully landscaped Hubbard's Hills park are popular local attractions, perfect for weekend strolls or relaxing with family. For families, Louth is particularly well-served by a variety of primary and secondary schools, including the reputable King Edward VI Grammar School and Louth Academy, making it a convenient location for those with school-age children.

The property's location on the outskirts of Louth offers straightforward road connections via the A16, allowing for easy commutes to Grimsby, Lincoln, and Boston. While Louth does not have a railway station, the nearest station is Market Rasen (approximately a 25-minute drive), with direct services to Lincoln, Nottingham, and beyond. Regular bus services connect Louth with surrounding villages and larger towns, ensuring reliable public transport options for work or leisure. For those preferring local leisure, the area provides excellent access to both the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, and the charming coastline, both within a short drive.

The accommodation comprises two distinct reception rooms and a well-equipped kitchen, all set over two floors. The entrance hall leads to the first reception room, the lounge, which features a large bay window providing ample natural light, a focal point in the exposed brick fireplace incorporating a cast iron multi-fuel burner, a welcoming setting for relaxing evenings.

The second reception room offers further living space, with a garden view for added serenity, as well as an inglenook fireplace and a second cast iron multi-fuel burner. The dedicated dining area is ideal for family meals or entertaining guests, with the convenience of an under-stair cupboard providing practical storage.

The kitchen is fitted with built-in oven and hob, including plumbing for both a washing machine and a dishwasher, and offers access directly to the rear garden, enhancing the connection between internal and external living spaces.

Upstairs, there are three bedrooms. The main and second bedrooms are both generous doubles, with the second benefiting from a double airing cupboard for additional storage. The third bedroom is a single, suitable for a child, guest, or home office. The bathroom is fitted with a modern three-piece suite, including a P-shaped bath with an electric shower above and a chrome heated towel rail for comfort.

The property offers ample off-road parking to the front of the property which continues past the secure gated access beyond the side of the property down to the rear garden, and a spacious brick-built garage with an electric roller door. The generous lawned rear garden enjoys a large patio area, ideal for outdoor seating or entertaining, and includes a timber summer house situated to the bottom of the garden, providing an additional flexible space for hobbies, relaxation, or storage.

With neutral decor, practical living arrangements, and attractive external features, this semi-detached house on Southlands Avenue delivers a balanced offering for buyers looking to settle in a tranquil yet well-connected location. Viewings are invited for those seeking a home on the outskirts of Louth with accessible local amenities, quality schools, and links to surrounding areas. Council Tax Band: B.

## Room Measurements

### Ground Floor

Entrance Hall: 5'04" x 11'05"

Lounge: 11'04" x 10'11"

Lounge/Diner: 17'01" x 11'04"

Kitchen: 8'05" x 12'06"

### First Floor

Bedroom One: 10'11" x 10'01"

Bedroom Two: 11'03" x 9'02"

Bedroom Three: 6'08" x 7'07"

Bathroom: 5'10" x 5'05"

## Disclaimer

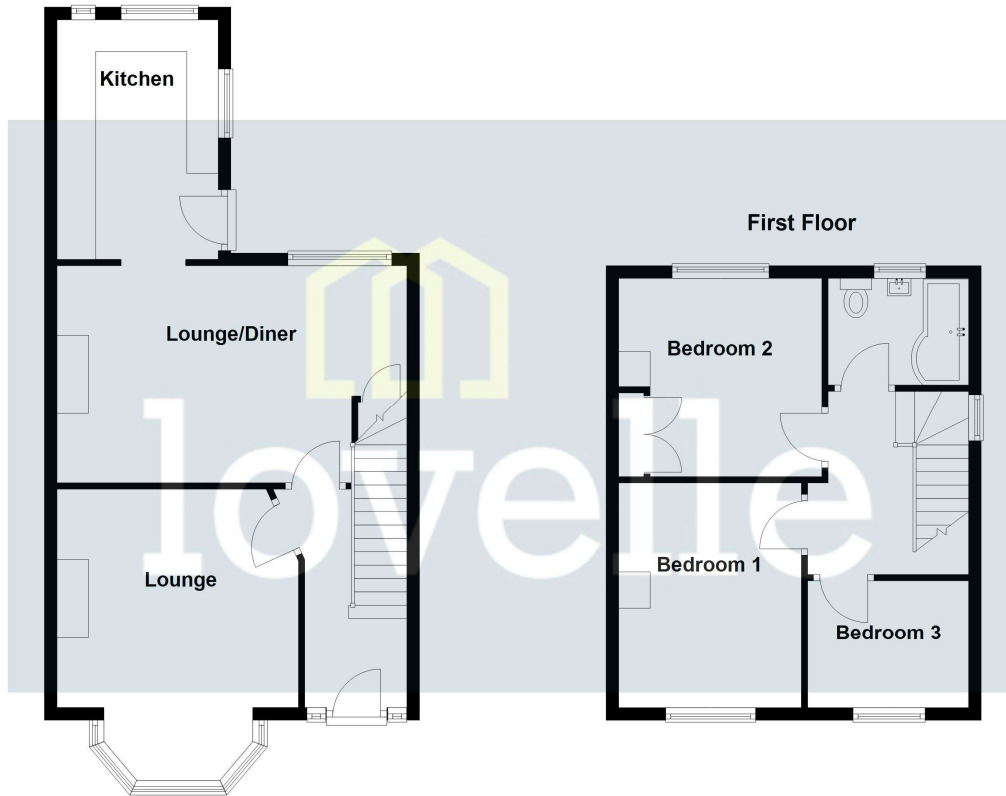
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

## Moible 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



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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