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St Bernards Avenue, Louth



When it comes to
property it must be


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Guide price £90,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

Key Features

- Popular Residential Location
- Two Spacious Double Bedrooms
- Bright & Airy Lounge
- Kitchen & Utility Room
- Neutral Decor Throughout
- First Floor Bathroom
- EPC rating E
- Tenure: Freehold





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This two-bedroom semi-detached house is offered for sale in a popular residential area of Louth, positioned a short distance from the centre of the market town of Louth and within easy reach of nearby schools, parks and local amenities. Neutrally decorated throughout, it provides a practical layout and well-proportioned rooms, making it suitable for both first-time buyers and investors alike.

To the front, the property presents as a traditional semi-detached house with a communal parking area to the rear, providing off-road parking options for residents. The main living space is a front-to-rear lounge. This room benefits from an angled bay window, allowing good natural light to the front aspect, while the rear of the room offers pleasant views over the garden. An exposed brick fireplace with gas fire provides a central focal point and a practical heating source.

The property kitchen is equipped with a range of wall and base units with a gas cooker and includes a useful larder cupboard for additional storage, which also contains the recently installed electric consumer unit. A utility room off the kitchen offers extra space for appliances and day-to-day household tasks, helping to keep the main kitchen area clear and organised. This arrangement supports a functional and efficient working space for cooking and storage with the addition of a handy, spacious, under stair storage cupboard.

There are two spacious double bedrooms on the first floor. Bedroom one is a generously sized double with dual aspect windows providing ample natural light and a flexible space for bedroom furniture. Bedroom two is also a spacious double room and includes an airing cupboard, offering convenient storage for linens and household items. Both rooms benefit from neutral decor, allowing incoming owners to add their own style if desired.

The bathroom is fitted with a three-piece suite comprising of a bath, close coupled WC and wash hand basin, providing a practical bathing and washing area to serve the household. Its location supports straightforward access from both bedrooms.

One of the most notable features of this property is the impressive rear garden, extending to approximately 30 metres in length. This sizeable outdoor space offers scope for a variety of uses, from family recreation to gardening. A patio area close to the house provides a suitable space for outdoor seating or dining, while the timber garden shed offers additional storage for tools, bicycles or garden equipment. The length of the garden also supports clear separation of different zones if desired, such as seating, play or planting areas.

The location of the property in Louth is particularly convenient. The house lies within easy reach of nearby schools, making it practical for households requiring access to primary and secondary education. Local parks offer green space for walking and recreation, while the Meridian Leisure Centre is close by, providing access to sports facilities, swimming and fitness classes along with the Louth Indoor Bowls Club been situated just a 5 minutes walk from the property. All coupled with the bus stop been just 20 yards up the road, all adding to the convenience of the location.

Louth town centre is a short distance away and is known for its traditional market town character, with a range of independent shops, supermarkets, cafes and restaurants. The historic church of St James, the regular markets and a selection of local services contribute to a well-served environment for day-to-day living.

For leisure and outdoor pursuits, the position of Louth on the edge of the Lincolnshire Wolds an Area of Outstanding Natural Beauty provides access to walking routes, countryside views and nearby villages. Coastal destinations such as Mablethorpe and Cleethorpes are accessible by road for day trips.

In summary, this neutrally decorated two-bedroom semi-detached house for sale in Louth offers a practical layout with one reception room, one kitchen, a three-piece bathroom and two spacious double bedrooms. The 30-metre-long garden with patio area and timber shed, together with communal rear parking and proximity to schools, parks, Meridian Leisure Centre and Louth town centre, makes it a compelling option for first-time buyers and investors seeking a well-located home in this popular residential area.

Room Measurements

Ground Floor

Entrance Hall: 2'11" x 11'01"

Kitchen: 9'07" x 10'00"

Utility Room: 6'04" x 7'10"

Lounge: 21'05" (into bay) x 9'04"

First Floor

Bedroom One: 9'04" x 15'00"

Bedroom Two: 9'10" x 12'01"

Bathroom: 6'11" 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.

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.

Auctioneer notes 1

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

Auctioneer notes 2

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

Auctioneer notes 3

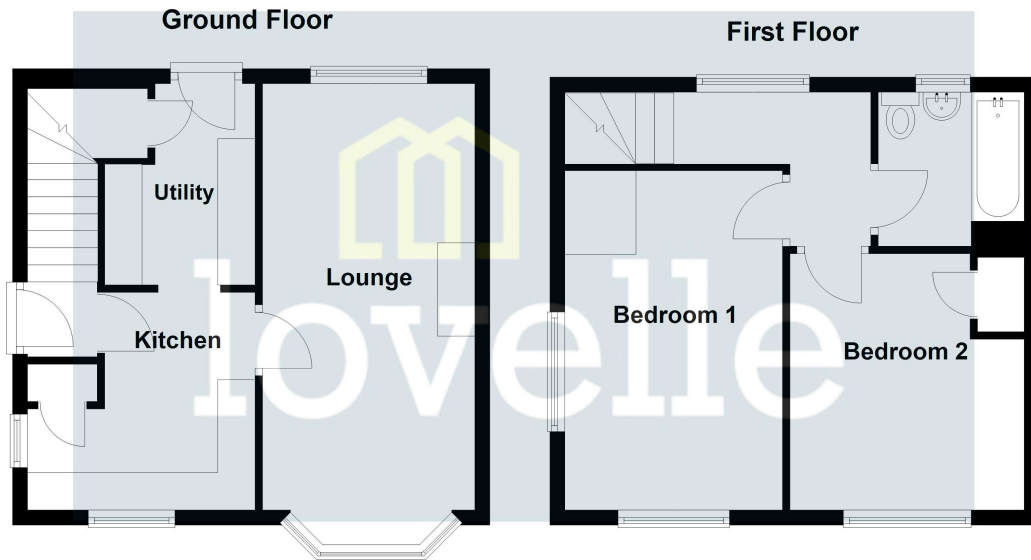
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneer notes 4

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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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