

Buy. Sell. Rent. Let.



Barley Road, Louth



When it comes to
property it must be


lovelle



£350,000

 4
  2
  2

A modern, immaculate four-bedroom detached family home on a new development on the edge of Louth, offering two reception rooms including a study, a contemporary kitchen with dining area and utility, an en-suite principal bedroom with fitted wardrobes, beautifully landscaped tiered gardens with pergola, parking and a single garage, all within easy reach of the town's amenities and surrounding countryside.

Key Features

- Immaculate Modern Detached Home
- Four Bedrooms
- Lounge With Patio Doors
- Contemporary Kitchen Diner
- Separate Study
- Utility Room & Cloakroom WC
- Family Bathroom & En-Suite
- Stunning Landscaped Gardens
- Driveway & Garage
- EPC rating B
- Tenure: Freehold





This detached four-bedroom house, built mid 2024 is offered for sale in immaculate condition on a new development on the edge of the historic market town of Louth. Designed with families in mind, the property combines well-planned internal accommodation with landscaped tiered gardens, parking and a single garage.

The ground floor is arranged to support both everyday living and home working. A welcoming entrance area leads to a cloakroom WC, providing a practical facility for residents and visitors. The main lounge is positioned to the rear and features patio doors opening directly onto the garden, creating a natural extension of the living space and allowing good natural light into the room. A separate study provides a dedicated space for home working, hobbies or quiet reading, away from the main reception area.

The kitchen is fitted with a range of white high gloss wall and base units and offers a contemporary and functional working environment. There is a built-in oven with 4-ring gas hob and extractor over, along with an integrated fridge and integrated freezer, maximising storage and worktop space. The kitchen also benefits from defined dining space, making it suitable for family meals and informal entertaining. A utility room provides additional storage and plumbing for a washing machine and space for household appliances, helping to keep the main kitchen area clear and organised.

On the first floor, the property offers four bedrooms. The principal bedroom is a double room with built-in wardrobes and its own en-suite shower room which comprises of a double shower cubicle with mains shower over, close coupled WC and wash hand basin, adding convenience and privacy. The second bedroom is also a double, with built-in wardrobes providing useful storage. A third double bedroom offers further flexibility, suitable as a guest room or additional family bedroom. The fourth bedroom is a generous single, ideal for a child's room, nursery or further study space depending on requirements.

The main family bathroom is fitted with a panelled bath with mains shower over, close coupled WC and wash hand basin, providing a practical and straightforward suite to serve the additional bedrooms.

Externally, the house enjoys stunning tiered landscaped gardens to the rear. The layout of the garden creates distinct areas for relaxation and outdoor use, including an extensive patio area with timber pergola which offers an attractive feature and a pleasant spot for seating or outdoor dining. The combination of hard and soft landscaping has been designed to make the most of the available space, giving structure and interest to the garden along with the handy addition of a timber garden shed. Parking is provided to the front of the property, alongside a single garage, adding valuable storage and secure off-road parking.

Situated on the edge of Louth, the property benefits from convenient access to nearby schools and local amenities. Louth is a well-regarded Lincolnshire market town with a traditional centre offering a range of independent shops, supermarkets, cafes and essential services. Families will appreciate the range of primary and secondary schooling options in and around the town, together with leisure facilities, sports clubs and open green spaces.

The location on the outskirts of the town allows straightforward access to surrounding countryside, with attractive walks and routes towards the Lincolnshire Wolds Area of Outstanding Natural Beauty, which is within easy reach by car. This setting will appeal to those seeking a balance between town facilities and a more open, semi-rural feel.

In summary, this detached four-bedroom family house for sale on a new development at the edge of Louth provides two reception rooms including a separate study, a well-specified kitchen with dining space and utility room, an en-suite principal bedroom with built-in wardrobes, and well-presented family accommodation. With its landscaped tiered rear garden, timber pergola, parking and single garage, as well as its EPC rating of C and

Council Tax Band D, the property represents a practical and attractive opportunity for buyers seeking a modern family home within reach of a popular market town's facility.

Room Measurements

Ground Floor

Entrance Hall: 6'01" x 10'05"

Cloakroom WC: 2'10" x 6'03"

Lounge: 15'09" x 11'01"

Study: 11'00" x 5'10"

Kitchen Diner: 9'07" x 21'11"

Utility Room: 5'11" x 9'06"

First Floor

Bedroom One: 14'05" (max) x 11'04"

Ensuite: 7'11" x 4'08"

Bedroom Two: 11'07" x 10'02"

Bedroom Three: 9'05" x 10'11"

Bedroom Four: 6'09" x 10'08"

Bathroom: 8'06" x 6'03"

Garage: 9'10" x 19'06"

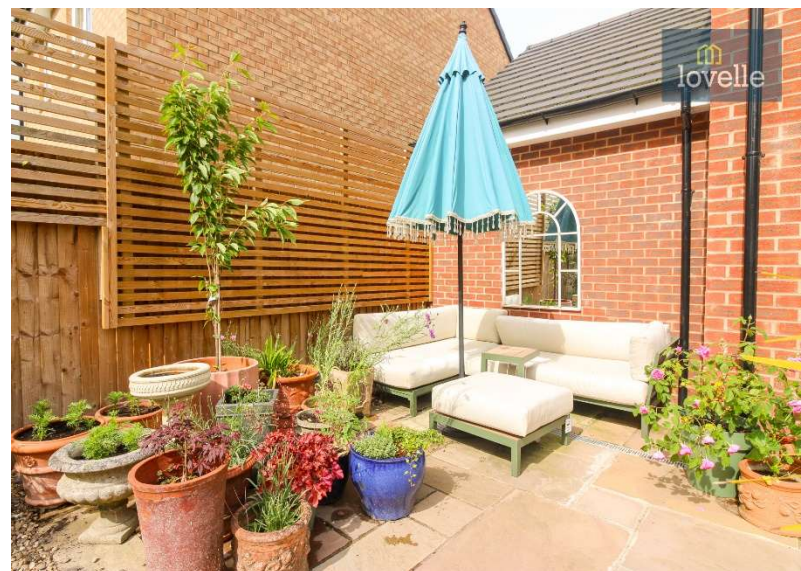
Disclaimer

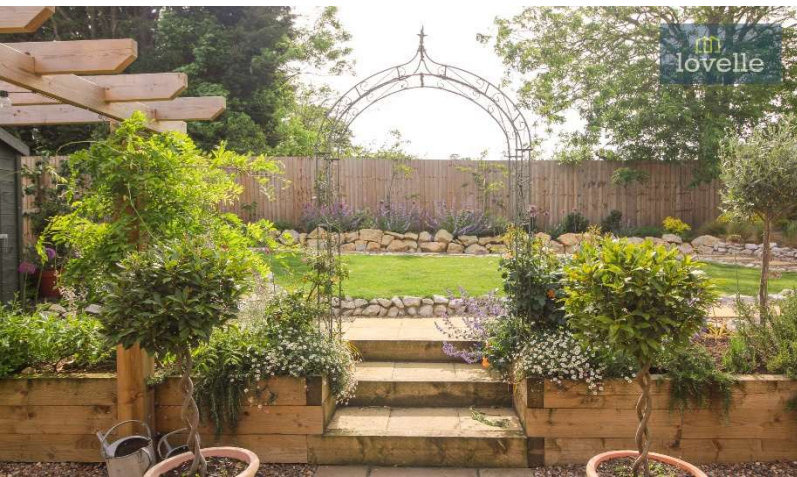
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

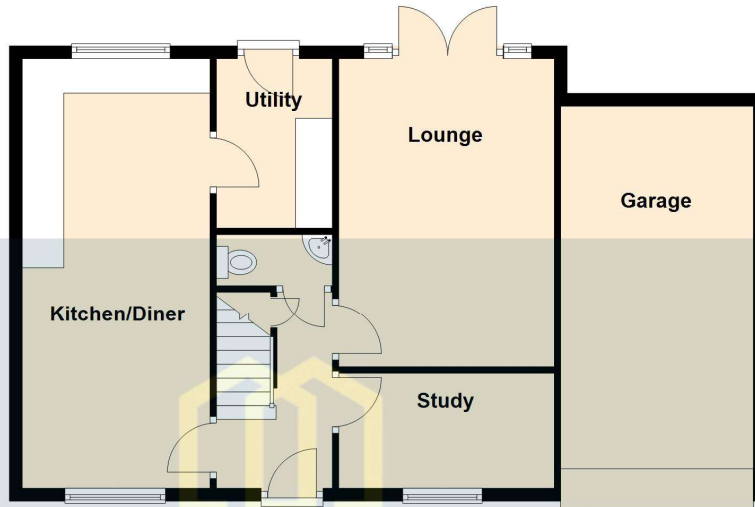
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.



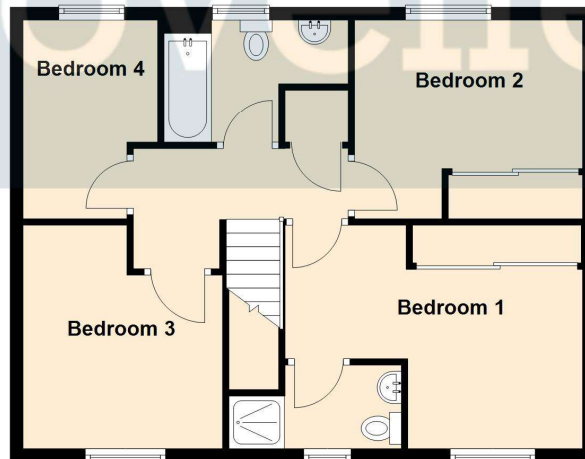




Ground Floor



First 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.



When it comes to **property**
it must be

lovelle

01507 665399

louth@lovelle.co.uk

