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Lavender Way, Louth



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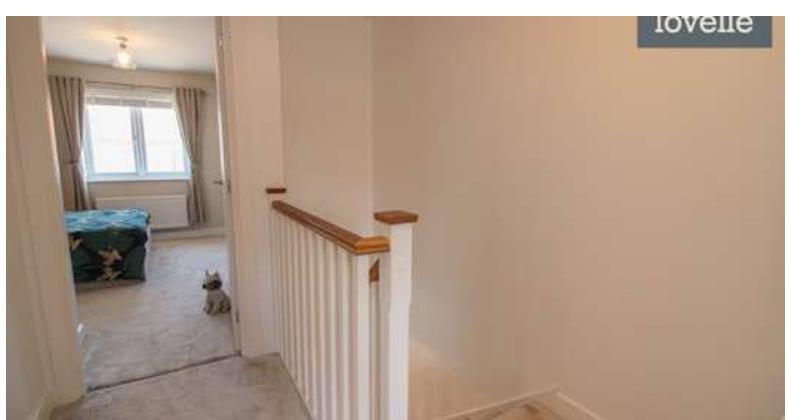
£189,950



This exquisite two-bedroom terraced house, located in a sought-after new development on the outskirts of a vibrant market town, features a south-west facing garden, private parking, and stylish interiors, making it an ideal purchase for first-time buyers and investors.

#### Key Features

- Sought After Development Location
- Two Spacious Double Bedrooms
- Well Appointed Kitchen Diner
- Cosy Lounge
- Family Bathroom & Ground Floor Cloakroom WC
- Stunning, Well Maintained South West Facing Garden
- Sheltered Timber Pergola Patio Area
- Block Paved Driveway
- Built in 2022
- EPC rating B
- Tenure: Freehold





Presenting an exquisite two-bedroom terraced house, situated in a new, sought-after development on the outskirts of the vibrant market town of Louth. This immaculate property is on the market for sale, ideal for first-time buyers and investors alike. It boasts a collection of exceptional features that set it apart, including a south-west facing garden, private parking, and a sheltered pergola in the garden.

The property comprises of two spacious double bedrooms, a modern bathroom, a comfortable reception room, and a well-equipped kitchen. The main bedroom is a luxurious haven boasting shaker wall panelling to one wall and a convenient over stair storage cupboard. The second bedroom is similarly spacious, offering plenty of room for furnishings and storage.

The bathroom is a contemporary delight, featuring a three-piece suite with a rainfall shower over a P-shaped bath, a demisting LED mirror, and stylish fixtures and fittings including a WC and wash hand basin. The kitchen is a chef's dream, complete with an integrated oven, hob, and extractor. Admire the stunning garden views as you dine within the kitchen's dedicated dining space. There is also the handy addition of a ground floor cloakroom WC.

The reception room is a welcoming space that is sure to impress with its under-stair storage and living flame electric water vapour burner set within an Inglenook fireplace to the corner of the room with oak engineered oak wooden flooring. The entrance door leads directly into the lounge, and the stairs to the first floor add a structural elegance to the room.

Outside, the property continues to impress with a stunning south-west facing garden which is laid to lawn with raised flower beds to either side. This outdoor oasis is perfect for entertaining and enjoying the sun, as it comes complete with a sheltered pergola covering a stunning patio area with built in seating and storage below, as well as the additional paved patio area immediately to the back door of the property. Several electric points are scattered throughout the garden providing additional convenience. A block paved driveway to the front provides parking for one vehicle, and private pedestrian access to the garden ensures a level of seclusion and privacy that is a rare find.

The property is rated EPC Band B, indicating a high level of energy efficiency, and falls within Council Tax Band A. The house's condition is immaculate, reflecting the care and attention to detail that has gone into its design and maintenance. As well as benefiting from uPVC double glazing throughout and gas fired central heating. The property also benefits from several years remaining on the building warranty.

In conclusion, this property offers an unrivalled opportunity to own a slice of luxury within a new development. With its stunning features, spacious rooms, and sought-after location, this two-bedroom terraced house is a dream come true for first-time buyers or investors.

## Room Measurements

### Ground Floor

Lounge: 15'10" x 12'07"

Kitchen Diner: 12'08" x 12'01"

Cloakroom WC: 3'04" x 6'02"

### First Floor

Bedroom One: 11'11" x 12'08"

Bedroom Two: 8'10" x 12'08"

Bathroom: 6'10" x 5'06"

## 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



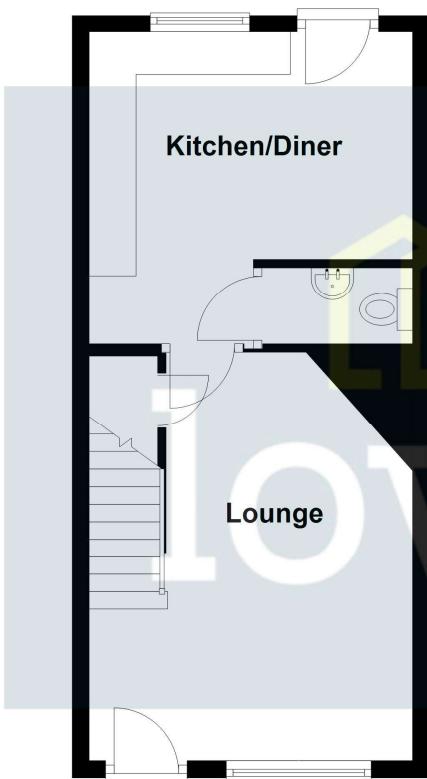


guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

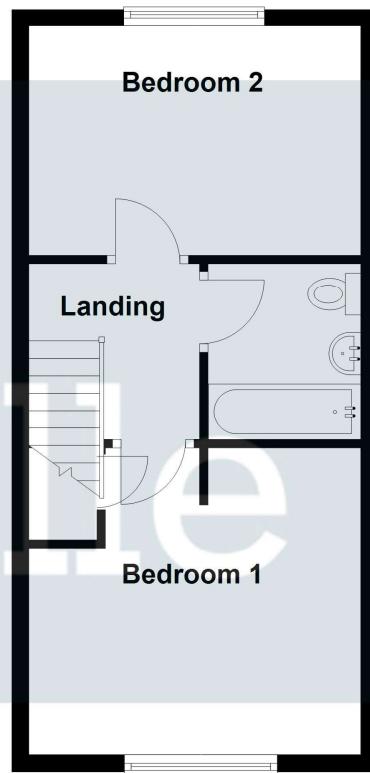
## Mobile & Broadband Checker

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



### First Floor



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01472 251918  
grimsby@lovelle.co.uk