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Quarryside, Louth



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property it must be

  
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£299,950

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Looking for a spacious family home within easy walking distance to the Town centre, then this is the property for you!

### Key Features

- Deceptive Detached House
- Sought After Cul De Sac Position
- Short Walking Distance to Town Centre
- Lounge & Dining Room
- Dining Kitchen & Utility Room
- Four Double Bedrooms
- EPC rating D
- Tenure: Freehold





We are delighted to offer for sale this uniquely designed spacious family home located in quiet sought after location within easy walking distance to the town centre. This superb, deceptive property needs to be viewed internally to fully appreciate the accommodation that is on offer. Benefitting from Gas central heating, security system and hardwood windows with double glazed units. Although this lovely property would benefit from a scheme of cosmetic upgrading it is beautifully maintained throughout. The well planned accommodation briefly comprises entrance hall, cloakroom wc, lounge, dining room, dining kitchen, utility room, landing, four double bedrooms with the master having an en suite bathroom. Family bathroom. Double width driveway leading to a double garage. Front, side and rear private gardens. No forward chain involved.

### Entrance Hall

Hardwood entrance door and twin windows to the front. Welcoming entrance hall with ranch style staircase rising to the first floor accommodation with under stairs storage cupboard. Plate rack to walls and a radiator. Access to most ground floor rooms.

### Cloakroom WC

Window to the front. Fitted with a close coupled wc and wash hand basin with tiling to the splash area. Radiator. Wood effect flooring.

### Lounge

22'8" x 13'7" (6.9m x 4.1m)

Superb triple aspect room with windows to the front and side and patio doors to the rear garden. The main focal feature of this lovely room is the fireplace with marble inset and hearth incorporating an electric fire. Coving to the ceiling and TV aerial point. Radiators. Sliding doors open to the dining room.

### Dining Room

12'10" x 11'9" (3.9m x 3.6m)

Window overlooking the rear garden. Coving to the ceiling and a radiator.

### Dining Kitchen

13'8" x 11'7" (4.2m x 3.5m)

Bright and airy room with twin windows to the side. Fitted with antique pine wall and base units with complementary worksurfaces incorporating a double bowl sink unit with mixer tap. Integrated electric double oven, gas hob with extractor over. Tiling to the splash areas and tile effect flooring. Radiator. Internal door leading to the utility room.

### Utility Room

13'8" x 6'6" (4.2m x 2m)

Window to the side and hardwood entrance door leading to the garden. Fitted with base units with complementary worksurfaces incorporating a stainless steel sink unit. Tiling to the splash areas and tile effect flooring. Plumbing and spaces for other domestic appliances. Wall mounted gas fired central heating boiler. Radiator.

### Landing

Featuring sloped ceiling with twin Velux roof windows to the front. Double door airing cupboard housing the hot water cylinder and shelves. Access to the loft space. Radiator. Access to all bedrooms.

### Master Bedroom

13'8" x 11'9" (4.2m x 3.6m)

Window to the side and Velux roof window to the rear. Twin double built in wardrobes with sliding doors. Radiator. Internal door to the en suite bathroom.

### En Suite Bathroom

8'5" x 6'1" (2.6m x 1.9m)

Velux roof window to the rear. Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment with glass shower screen. Pedestal wash hand basin and close coupled wc. Tiling to the splash areas. Radiator.

### Bedroom Two

13'8" x 11'8" (4.2m x 3.6m)

Window to the side and Velux roof window to the front. Twin double built in wardrobes with sliding doors. Radiator.

### Bedroom Three

13'8" x 9'8" (4.2m x 2.9m)

Window to the side and Velux roof window to the front. Double built in wardrobe with sliding doors. Radiator.

### Bedroom Four

13'8" x 9'9" (4.2m x 3m)

Window to the side and Velux roof window to the front. Double built in wardrobe with sliding doors. Radiator.

### Family Bathroom

8'4" x 6'2" (2.5m x 1.9m)

Velux roof window. Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment with glass shower screen. Pedestal wash hand basin and close coupled wc. Tiling to the splash areas. Radiator.

### Double Garage

19'8" x 19'8" (6m x 6m)

Detached double garage with twin windows to the side. Electric up and over door. Power and light. Double width driveway gives vehicular access to the garage.

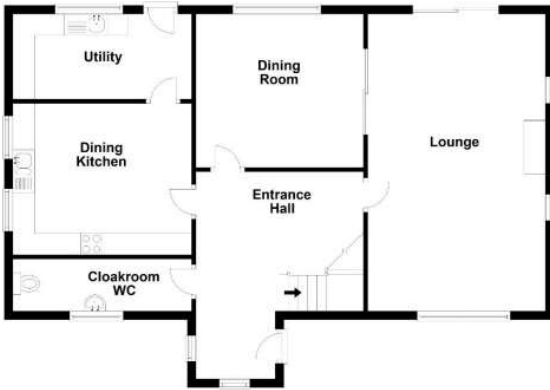
### Outside

The property is surrounded by delightful private gardens, well stocked with various variety of evergreen shrubs and flowers. The front garden is well screened from the road by a well maintained hedge. Pathways lead around the property, together with a patio area to the rear. The rear garden features a sloped garden into the quarry side. The gardens are predominately laid to lawn.

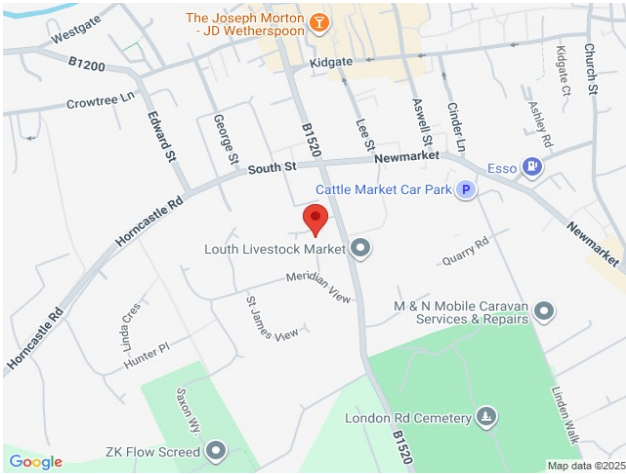




Ground Floor



First Floor



When it comes to **property**  
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