

Buy. Sell. Rent. Let.

  
lovelle



Brackenborough Road, Louth



When it comes to  
property it must be

  
lovelle



£169,950



A well-presented two-bedroom terraced house in the historic market town of Louth, offering two flexible reception rooms, a modern fitted kitchen with utility/cloakroom WC area, contemporary bathroom, off-street parking and an enclosed rear garden, ideal for first time buyers or investors seeking a convenient location close to local amenities and countryside.

#### Key Features

- Two Double Bedrooms
- Period Terrace Home
- Two Flexible Reception Rooms
- Howdens Fitted Kitchen
- Utility Room/Cloakroom WC
- Contemporary Bathroom
- Block Paved Driveway
- Lawned Rear Garden
- Popular Residential Location
- EPC rating U
- Tenure: Freehold





This two-bedroom terraced house is offered for sale in great condition and is situated in the historic market town of Louth in Lincolnshire. Well suited to first time buyers and investors, the property provides two reception rooms, a modern kitchen with utility room/ cloakroom WC, a contemporary bathroom, off-street parking to the front and an enclosed garden.

On entering the house, there is an entrance hall with Karndean flooring which continues into the dining room and lounge, providing access to the ground floor accommodation. To the front, the main lounge features an angled bay window, a gas fire with a decorative wood surround and marble-effect inset creates a focal point of the lounge, creating a practical and comfortable living space.

A separate dining room provides a defined area for mealtimes or entertaining. This room includes built-in storage to either side of the chimney breast and a staircase leading to the first-floor accommodation. Double doors connect the dining room to the lounge, allowing the ground floor to be used either as open-plan space or as two distinct reception areas, depending on preference.

The kitchen itself is fitted with a Howdens kitchen with a range of high gloss wall and base units and wood-effect worktops, offering both storage and preparation space. The kitchen benefits from a built-in oven and 4-ring gas hob with cooker hood over, and the layout is complemented by a useful utility room area to the rear which boasts plumbing for washer and dryer as well as a close coupled WC and wash hand basin, assisting with day-to-day household tasks and additional storage.

To the first floor, there are two double bedrooms, making the property suitable for those seeking larger sleeping spaces or an additional guest room or home office. The bathroom is fitted with a P-shaped bath, providing both bathing and showering capability, together with a concealed cistern WC and a vanity wash hand basin offering integrated storage. A chrome heated towel rail completes the bathroom specification.

Externally, the property benefits from block-paved parking to the front, a notable advantage in this part of Louth. To the rear, there is a courtyard immediately accessed from the property which leads through a pedestrian gate across a private right of way to the lawned garden with two large, paved patio areas, offering space for outdoor seating and dining. Fencing to the perimeters creates a defined boundary, and there is a timber garden shed providing useful external storage.

The property sits within Louth, a well-regarded market town known for its blend of independent shops, traditional market, and local amenities. Residents have access to supermarkets, healthcare facilities, leisure centres, and a range of cafes, pubs and restaurants within a relatively short distance of the property. The town's high street offers butchers, bakers and a variety of specialist retailers, contributing to Louth's established reputation as a local service centre for the surrounding area.

Nearby schools serve different age groups, making the location practical for buyers requiring access to education. Louth offers primary and secondary schooling options, along with further education provision within the town and wider area. This range of educational facilities is likely to appeal to households planning for long-term occupation or those considering the rental appeal of the property.

Local parks and green spaces are accessible from the property, providing opportunities for walking, exercise and recreation. Louth's position close to the Lincolnshire Wolds (an Area of Outstanding Natural Beauty) is an additional benefit for those who value access to countryside, with numerous walking routes and scenic viewpoints a short drive away.

In summary, this two-bedroom terraced house for sale in Louth provides two reception rooms, a fitted kitchen

with utility/cloakroom WC area, a contemporary bathroom, off-street block-paved parking and an enclosed rear garden with paved patios and a lawned area. With double bedrooms, council tax band A, and a location convenient for local schools, amenities and access to surrounding countryside, the property is well placed to appeal to both first time buyers and investors seeking a home in this established market town.

## Room Measurements

### Ground Floor

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

Lounge: 11'05" x 10'05"

Dining Room: 12'06" x 11'05"

Kitchen: 17'00" x 6'04"

Utility Room/Cloakroom WC: 6'10" x 5'04"

### First Floor

Bedroom One: 13'10" x 11'04"

Bedroom Two: 11'09" x 7'09"

Bathroom: 6'04" x 10'01"

## 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

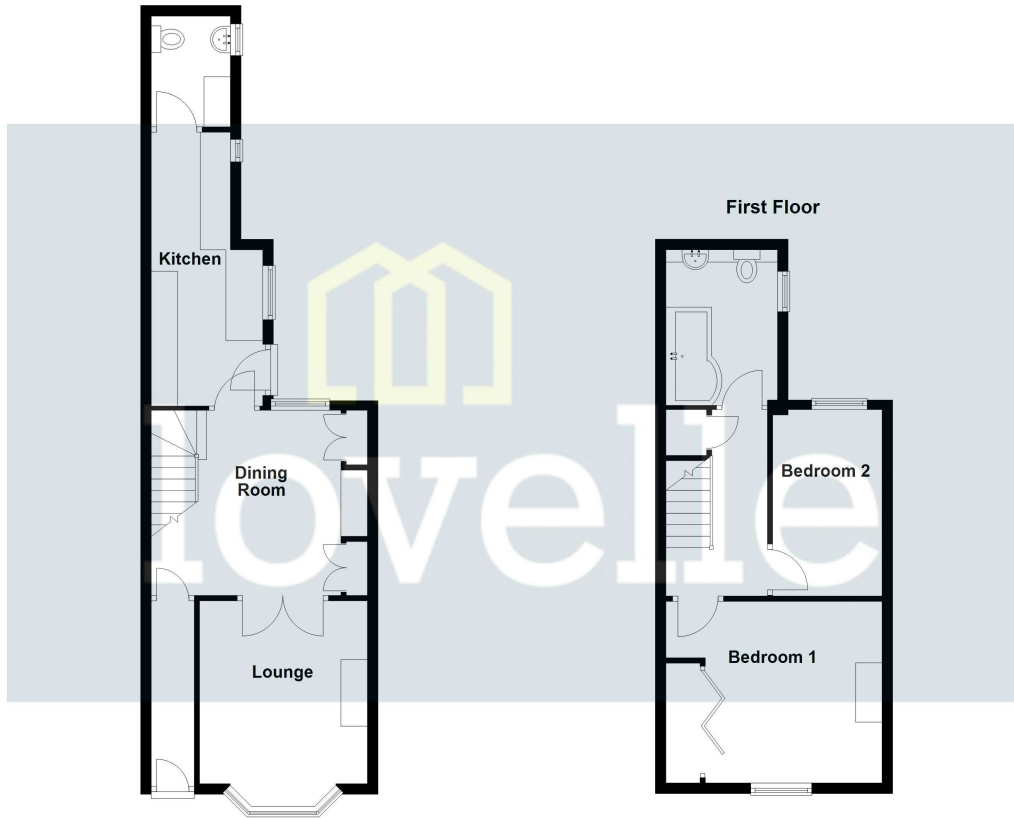
## Agents Notes

Please note the property is gas fired central heating with uPVC double glazing throughout. There is also a private pedestrian right of way for neighbours across the garden.

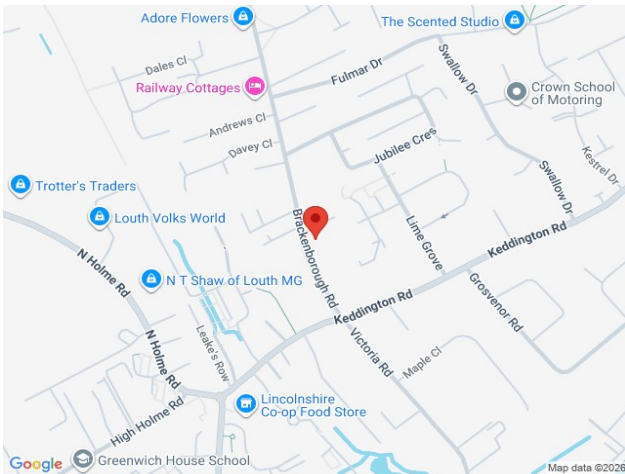




### Ground Floor



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 PlanUo.



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

  
**lovelle**

01507 665399

[louth@lovelle.co.uk](mailto:louth@lovelle.co.uk)

