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Laburnum Crescent, Louth

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property it must be

 **lovelle**



£265,000

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An immaculate, recently renovated, three-bedroom semi-detached house for sale in a popular residential area of Louth, featuring three reception rooms, a modern open-plan kitchen, ground floor bathroom, ample parking and a generous south-facing rear garden backing onto open fields, all within easy reach of local amenities, schools and green spaces.

Key Features

- Immaculate Semi Detached Home
- Recently Renovated Throughout
- Three Bedrooms
- Lounge, Dining Room & Office/Playroom
- Stunning Kitchen
- Ground Floor Bathroom
- Ample Parking
- Larger Than Average Plot For Area
- Open Field To Rear
- Viewing Advised
- EPC rating D
- Tenure: Freehold





This immaculate, recently renovated, three-bedroom semi-detached house is for sale in a popular, quiet, residential area of Louth, offering a well-finished interior, generous plot for the area, ample parking, and a south-facing garden with open field views to the rear.

Internally, the property provides three reception rooms, a modern open-plan kitchen, and a ground floor bathroom, combining practical family living with contemporary finishes.

The main reception room is a spacious lounge with large windows that allow good natural light to the front of the property. A second reception room sits to the rear, open from the kitchen, providing a further generous additional living or dining space. This room benefits from bi-fold doors opening directly onto the garden, creating a seamless connection between inside and out, and also includes useful understairs storage. A third reception room, situated off the lounge, offers flexibility as an office or playroom, catering well for home working or family needs.

The open-plan kitchen has been fitted with a stunning new range of grey shaker-style wall and base units and enjoys a pleasant view over the rear garden. It is well equipped with an integrated oven, hob and extractor, washing machine, fridge, freezer, and slimline dishwasher, providing a practical and well-planned cooking and preparation space.

The family bathroom is located on the ground floor and appointed with a panelled bath with mains rain fall effect shower over, vanity wash hand basin with storage below, and a close coupled WC, creating a clean and contemporary suite.

To the first floor, the property offers three bedrooms. The main bedroom is a double, providing comfortable proportions with a large window to the rear overlooking the garden and adjoining field. The second bedroom is also a double and benefits from two double built-in wardrobes, maximising storage, and floor space. The third bedroom is a spacious single, suitable as a bedroom, nursery, or additional study space.

Externally, the house sits on a larger plot than is typical for the area, providing excellent outside space. To the front, there is ample parking in the form of a tarmacked driveway and gravelled area, making it convenient for households with multiple vehicles or visitors. To the rear, the lawned south-facing garden is a particular feature, enjoying good levels of sunshine throughout the day along with a large, paved patio area and separate gravelled area to the bottom along with a BBQ preparation area and generous timber garden shed providing ample storage. The garden backs onto open fields, giving a pleasant outlook and a greater sense of space and privacy than is often found in residential locations.

The property has an EPC rating of D and falls within Council Tax Band B. It also benefits from uPVC double glazing throughout and a recently installed, gas fired, central heating boiler.

The house is positioned within a well-regarded residential area of Louth, a historic market town known for its attractive streets, independent shops, and regular markets. Local amenities within the town include supermarkets, a range of high street and independent retailers, cafes, pubs, and restaurants, as well as medical and leisure facilities. The location offers convenient access to nearby schools and green spaces, making it suitable for those who value proximity to education and outdoor recreation.

Louth provides several primary and secondary schooling options, including well-regarded local schools, making the town a practical choice for families. Green spaces in and around the town offer opportunities for walking and outdoor activities, with accessible parks and open countryside close by.

The property's quiet position, combined with its generous plot, ample parking and south-facing rear garden with open field views, makes this three-bedroom semi-detached house a well-balanced home within one of Louth's popular residential areas. It is offered for sale, ready for buyers seeking an immaculate property with a high standard of internal finish and convenient access to local amenities, schools, and green spaces.

Room Measurements

Ground Floor

Lounge: 13'08" x 12'03"
Office/Play Room: 6'11" x 9'11"
Kitchen: 9'05" x 11'10"
Dining Room: 9'09" x 13'08"
Bathroom: 7'10" x 5'05"

First Floor

Bedroom One: 9'09" x 10'11"
Bedroom Two: 8'03" x 13'08"
Bedroom Three: 6'11" x 10'11

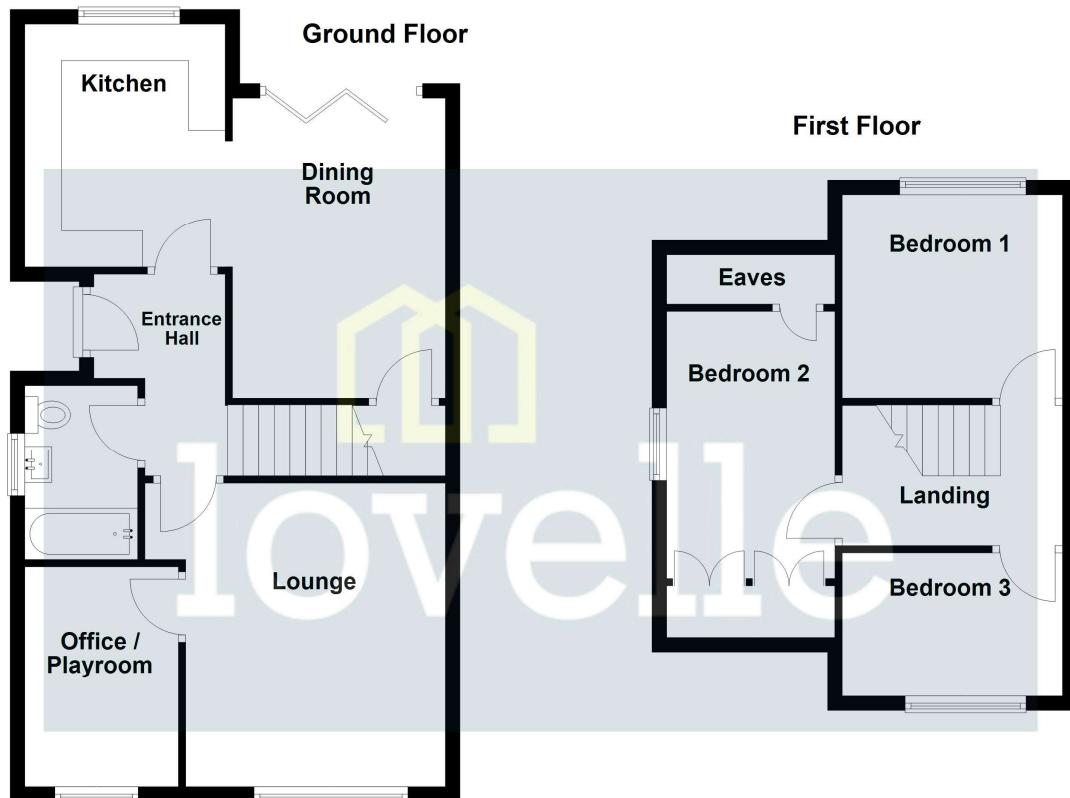
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Mobile and Broadband Checker

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





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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01507 665399
louth@lovelle.co.uk