



10 Bee Orchid Way

Louth, LN11 0FP

M A S O N S
— Celebrating 175 Years —

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Four-bedroom detached home with 2019
build warranty balance

Open-plan kitchen/living/dining space with
Neff appliances and bi-folding doors

Principal bedroom with en suite shower room
and swale views

Three further double bedrooms and a stylish
four-piece family bathroom

Underfloor heating to ground floor, radiators
upstairs

Detached double garage with remote doors,
lighting and roof storage

Landscaped rear garden with lawn, terrace
and ornamental trees

Set on a generous plot facing a green swale in the popular Westfield Park development, 10 Bee Orchid Way is a stylish and beautifully maintained modern home offering four double bedrooms, a detached double garage, and a thoughtfully designed interior with light-filled living spaces and high-quality finishes throughout. Built in 2019 with the remainder of its NHBC warranty, the home benefits from underfloor heating on the ground floor, a striking open-plan kitchen living space with bi-folding doors, and a private garden perfect for entertaining. Quiet, efficient, and close to schools and main routes, this is a modern home that balances comfort, location and practical luxury.

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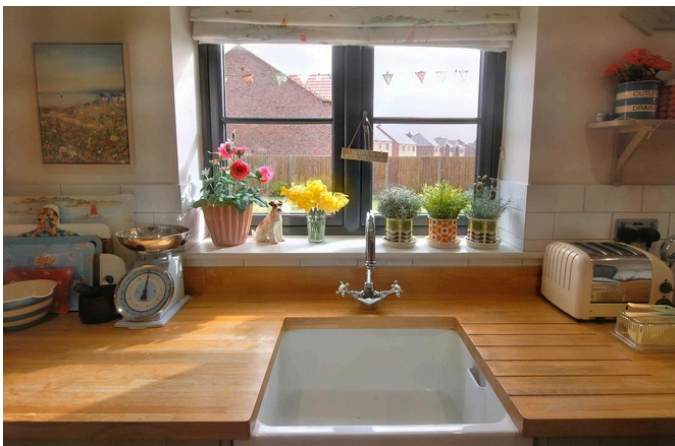
A part-glazed black composite front door with a pillared surround opens into a welcoming hallway, where oak-effect vinyl flooring continues seamlessly into the kitchen at the rear. The broad staircase rises with a pillared balustrade and smart internal doors lead into each of the ground floor rooms.

To the front of the home are two flexible reception rooms: a cosy sitting room with swale views and a separate snug or study, both with underfloor heating and fitted blinds. The rear of the property opens into a stunning open-plan kitchen, dining and living space, complete with contemporary units in muted green and grey tones, woodblock worktops, Metro-tiled splashbacks and a deep ceramic butler sink. A full range of Neff appliances, including an integrated oven, grill, induction hob, extractor hood and fridge-freezer, make the kitchen ideal for both family life and entertaining. The bi-folding French doors lead directly out onto the rear terrace, allowing indoor and outdoor living to blend effortlessly.

The ground floor also includes a smart utility room with coordinating units, ceramic tiled floor, external door, and Worcester boiler, as well as a separate cloakroom/WC with gloss vanity unit, Metro tiles and oak-effect flooring.

Upstairs, the L-shaped landing leads to four generously sized double bedrooms. The principal bedroom enjoys open views and a modern en suite shower room with Roca fittings, a drench-head shower, chrome towel rail and tiled finishes. The other bedrooms are light and well-proportioned, two facing onto the garden and two looking out to the front green. A luxurious family bathroom includes a double-ended bath, walk-in shower with rainfall head, vanity basin, and suspended WC, all finished in complementary grey tones with oak-effect tiled flooring.









The rear garden is sunny, private and well-landscaped—laid mostly to lawn with an L-shaped flagstone patio and shrub borders. Ornamental trees and timber screening offer shade and structure, while outdoor lighting enhances the bi-fold access. A flagstone pathway links the house to the detached double garage, which features twin remote-operated doors, LED lighting, its own power supply and a generous roof void for storage. The garage and driveway are accessed from a separate side entrance, allowing parking for multiple vehicles.



The front garden is laid to lawn with a block-paved pathway and galvanised post-and-rail fencing, setting the house well back from the road and giving an open but private outlook across the neighbouring green space.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band E

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Directions

From St. James' Church in Louth, head north along Bridge Street and Grimsby Road. Just past the first traffic-calming bollard, turn left into Howard Fields Way, then into Bee Orchid Way. No. 10 is on the left-hand side facing the open green.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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Cornmarket,
Louth, Lincolnshire
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01507 350500



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