



M A S O N S
EST. 1850

4 BUTTERCUP LANE
LOUTH, LN11 0FQ

ABOUT 4 BUTTERCUP LANE

An immaculately maintained recently built detached 4 bedroom home of particularly excellent and grand design located on the popular Westfield Park in Louth market town. The house is well positioned on a larger than average plot with extended driveway to the rear boundary allowing for extensive parking. The property comprises a superb rear living kitchen dining room with bi fold doors to garden, two reception rooms, utility and WC while to the first floor are 4 double bedrooms with master en suite and further family bathroom. Large gardens having double garage with adjacent patio area and pergola. Efficient underfloor heating to ground floor and radiators upstairs.

Directions

From St. James' Church in the centre of Louth, proceed north along Bridge Street and after crossing the bridge over the River Lud, continue into Grimsby Road to the top of the road. A short distance past the first of two bollards, turn left into Howard Fields Way and the road soon leads into Bee Orchid Way. Take the first left onto Buttercup Lane and the property will be found shortly on the left.

The Property

The property dates back to 2020 and has the balance of the New Home 10 Year Warranty. Construction is of brick-faced walls under a pitched and tiled roof with the garage built in complementary design. The property has uPVC-framed, double-glazed units finished in grey, while heating is by a gas-fired system with individual room zoned underfloor heating to the ground floor and radiators to the first floor, supplemented by a pressurised hot water cylinder. The property also comes with fitted blinds to all windows including electric roller blinds fitted to the bi fold doors and kitchen window. Tv points to all bedrooms and living areas plus sky connection point wired in. The interior doors are of a painted, two-panel design in keeping with the contemporary theme of the interior. The house is well positioned on a quiet side lane, yet close to the amenities just off the development and benefits from a very generous plot, due to the fact that it backs onto existing homes along Grimsby Road which are set well back from the property also with deep gardens, allowing for a private garden space. Since the vendors have owned the property, they have extended the driveway alongside the garage and round to the rear, making for further parking, ideal for caravans, etc.



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Entrance Hall

With part-glazed, grey composite front entrance door with courtesy lighting to either side, to the spacious hallway with Karndeian oak-effect floor and spotlights to ceiling. Alarm control panel to the side and two-panel doors to principal rooms. Staircase leading to first floor with carpeted treads and timber banister with understairs storage cupboard having light and power.

Lounge

A spacious reception room with window to front, attractively decorated and having Karndeian oak-effect floor.

Snug/study

A further reception room currently set up as a snug/TV room but would make an ideal study or playroom if required. Window to front, Karndeian oak-effect flooring and spotlights to ceiling.



Kitchen Diner

With large range of base and wall units finished in navy with Shaker style doors, slimline marble effect worktops with matching upstands and tiling to splashbacks. One and a half bowl white ceramic sink and a good range of built-in Neff appliances including eye-level double electric oven, four ring ceramic hob with extractor above, microwave oven, integrated dishwasher and fridge freezer and a refrigerated wine cooler. Window overlooking garden with the room opening into the large living dining area, having a further range of base units with worktop. Ample space for sofa and dining table with large bi-fold doors opening into the garden and onto the patio. Spotlights to ceiling with tiled floor.

Utility Room

Range of base and wall units finished in navy with Shaker style doors, slimline marble effect worktop with matching upstand, tiling to splashback, one and a half bowl stainless steel sink. Space and plumbing for washing machine and tumble dryer. Electric consumer unit to one side, spotlights and extractor fan to ceiling. Fully glazed uPVC door to the side into driveway with frosted glass. Continuation of tiled floor with door into:

Cloaks/WC

With low-level WC, wash hand basin with storage cupboard below, tiling to half-height walls with attractive feature wallpaper. Continuation of tiled floor with spotlights and extractor fan to ceiling.







First Floor Landing

With two-panel, grey-painted doors to bedrooms and bathroom, loft hatch to roof space, carpeted floor and door into airing cupboard having pressurised water cylinder and shelving provided for laundry.

Master Bedroom

A spacious double bedroom neutrally decorated and with panelling to one wall and carpeted floor. Window overlooking the front and door into:

En Suite Shower Room

Having back to wall WC, wash hand basin and shower cubicle with pivoting door and exterior remote control button to shower and wall-mounted controls with rainfall and hand-held attachment. Fully tiled walls and floor in neutral tones with frosted glass window to front, shaver point, extractor fan to wall, spotlights to ceiling and chrome heated towel rail.



Bedroom 2

A further generous double bedroom positioned to the front with window. Neutrally decorated, carpeted floor and panelling to one wall.

Bedroom 3

Another double bedroom, currently used as a study and dressing room. However, ample space to be a generous double bedroom with carpeted floors, attractively decorated and with window overlooking the rear garden.

Bedroom 4

Also positioned to the rear with window overlooking the garden, wallpaper to walls and carpeted floor. Currently set up as a dressing room, however, would make a double bedroom.

Family Bathroom

A spacious bathroom with four-piece suite consisting back to wall WC, wash hand basin with storage drawers below with matching mounted cabinet with mirrored door, panelled bath and shower cubicle with pivoting door and exterior remote control button to shower and wall mounted controls with rainfall and hand-held attachment. Fully tiled walls in white with attractive patterned tiles to floor and matching feature wall to shower cubicle, shaver point, extractor fan to wall and chrome heated towel rail. Spotlights to ceiling and frosted glass window to rear.





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Double Garage

Having remote electric roller door to front with further uPVC side pedestrian door, painted concrete floor with overhead strip lights and 3 double sockets, one to each wall.

Outside

The front of the property is a generous lawned garden with fenced boundaries and block-paved driveway leading down to the garage and rear garden, which extends across the front of the property giving access to the front door. Double timber driveway gates plus further pedestrian gate to the left side making the garden secure for pets and children, with exterior light. Attached to the wall is a wall box car charger and outside tap plus external double power socket. The driveway has been extended, leading down alongside the garage and around to the rear, providing further parking for more vehicles and space for caravan, etc. if required.

To the rear of the garage is a smart timber garden shed, very generously sized with light and power sockets providing further useful storage with the garden having fully enclosed, high-level fencing to perimeters. To the rear, adjacent the bi-fold doors is a large riven stone patio which extends around and alongside the property and out to the rear, giving access to the timber pergola with fenced side panels providing a very sheltered and private space to relax in, ideal for barbecues and al fresco dining. A large, well maintained lawn to the centre extends all the way to the rear of the garden, having gravelled border planted with mature shrubs and bushes, with the garden and seating areas enjoying the sun for the majority of the day.





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Viewing: Strictly by prior appointment through the selling agent.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

General Information

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. 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. The property is in Council Tax band E.



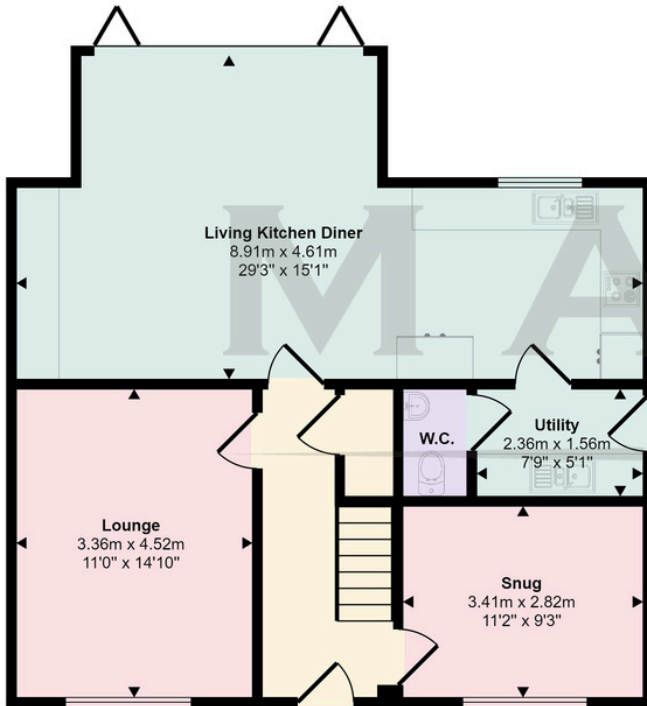
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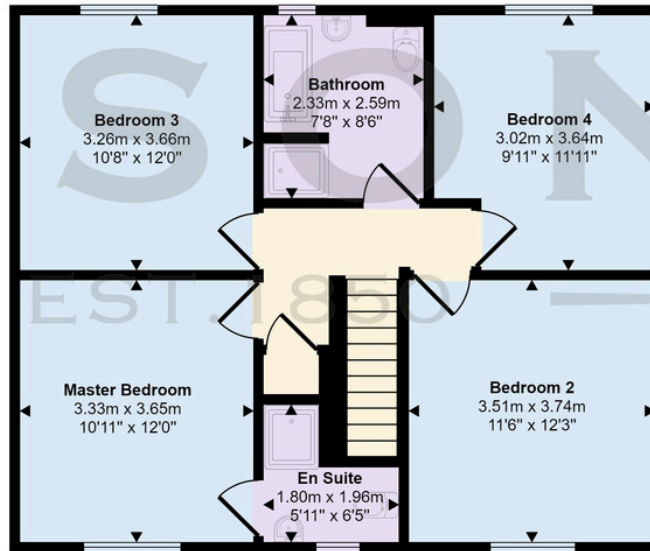


Approx Gross Internal Area
172 sq m / 1854 sq ft

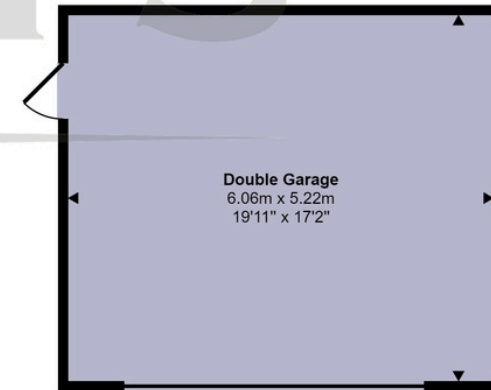
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 74 sq m / 794 sq ft



First Floor
Approx 67 sq m / 720 sq ft



Garage
Approx 32 sq m / 341 sq ft

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 the real items. Made with Made Snappy 360.

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