



# 16 Buddleia Drive

Louth

**M A S O N S**  
— Celebrating 175 Years —





# 16 Buddleia Drive

Louth  
LN11 8FX

Spacious Family Home

Recently built with new home warranty

4 Double bedrooms with master en suite

Superb Kitchen diner opening to Sunroom

Lounge with Bay window

High Specification

Driveway and Garage

Large rear garden with patio

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01507 350500

This immaculately presented, recently built four-bedroom home is ideally situated on the highly sought-after Alexander Park, nestled on a peaceful road. The spacious accommodation begins with a welcoming hallway, featuring a convenient cloakroom/WC. The generously sized, bright lounge at the front of the house boasts a charming bay window and double doors that lead into the exceptional kitchen-diner, which in turn opens up to a delightful sunroom. Upstairs, you'll find four well-proportioned double bedrooms, including a master suite with its own en-suite bathroom, plus a further family bathroom.

Externally, the property offers ample off-road parking for multiple vehicles, along with an integral garage. To the rear, there's a large garden complete with a patio, perfect for outdoor entertaining.







This beautifully presented house dates back to late 2023 and benefits from the remainder of a 10 year New Home Warranty and was constructed by highly regarded local builders, Cyden Homes, with the property having efficient gas-fired central heating system with Ideal Logic boiler located in the garage and the property also has uPVC double-glazed windows and doors, making for low running costs.

Composite front entrance door leads into the spacious **hallway** having stairs to first floor with an understairs **cloaks/WC**. To the side is a bright **lounge** with bay window to the front, ideal for relaxing in with double oak doors to the **dining room** allowing the space to be opened up for entertaining. The **kitchen** has been finished to a high specification with a good range of base and wall units finished in grey Shaker style with smart quartz work surfaces. A good range of built-in appliances including double electric oven, dishwasher and gas hob with the floor having large-scale tiles and the worktop extending to a breakfast bar to one side with further space for a dining table to the side. Opening at the rear gives access to the brilliant **sunroom** with large window and patio doors into the rear garden, creating yet another useful and pleasant reception room.

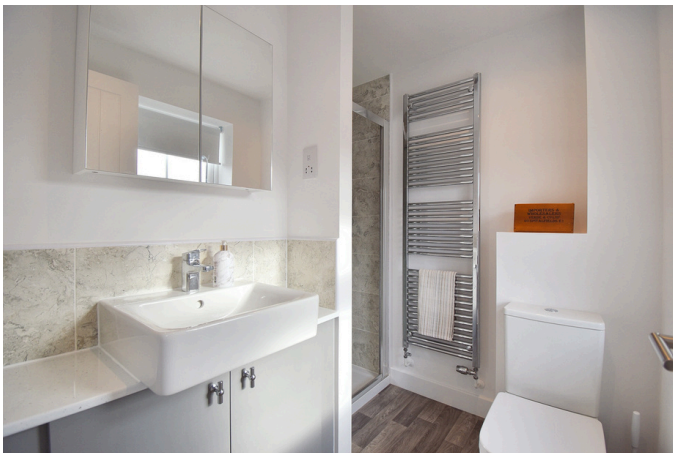








To the first floor, the spacious **landing** has an airing cupboard to the side with shelving provided for laundry. Four generous **double bedrooms** with large windows providing ample natural light, with two of the bedrooms having built-in wardrobes with sliding doors and the master enjoying a smart **en-suite** shower room. At the rear is the **family bathroom** which has a three-piece suite with shower over bath with screen to side.







At the front of the property is ample off-street parking for multiple vehicles with a smart block-paved driveway with lawned area to the left side, also giving access to the single garage with up and over door which houses the electric consumer unit and Ideal Logic gas-fired boiler. To the rear is the spacious garden laid predominantly to lawn, ideal for families with fenced perimeter to all sides, storage space down the sides of the property with gated access to the front and a large patio ideal for al fresco dining and barbecues with some mature trees and bushes to the rear boundary.



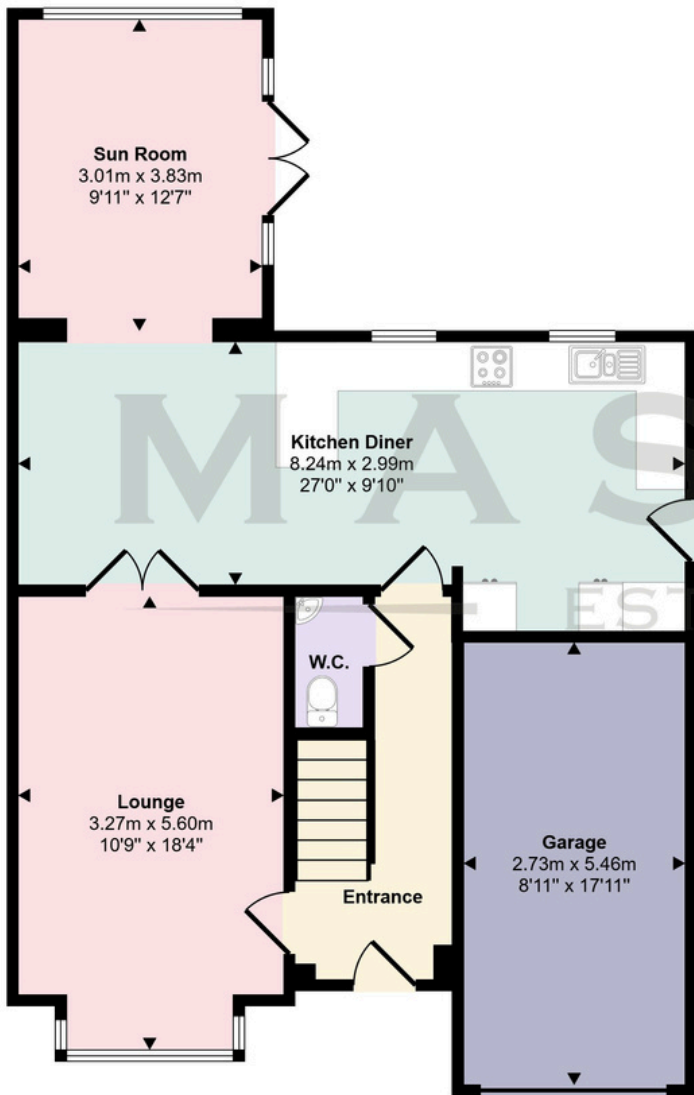




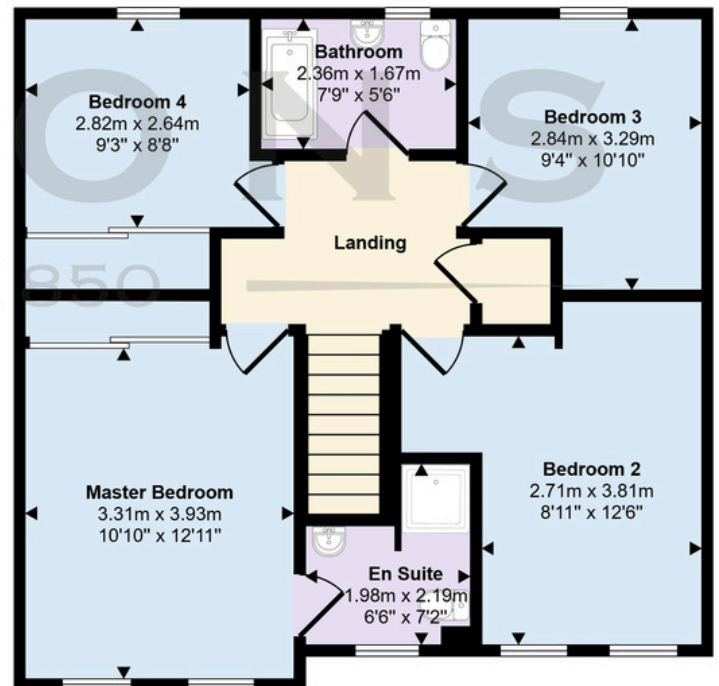




Approx Gross Internal Area  
147 sq m / 1585 sq ft



Ground Floor  
Approx 82 sq m / 885 sq ft



First Floor  
Approx 65 sq m / 701 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 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, 35 miles away, and Grimsby, just 24 miles to the north.





Score	Energy rating	Current	Potential
92+	<b>A</b>		93 <b>A</b>
81-91	<b>B</b>	84 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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

### Location

What3words: ///optimists.mouth.engineers

### Directions

Proceed out of Louth on Legbourne Road and upon arriving at Alexander Park new homes site, turn left into the site on Lavendar Way. Proceed for a distance along and take the left turning onto Buddleia Drive then bear round the right-hand bend and the property will be found shortly along the way on the right hand side.

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.



# M A S O N S

EST. 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

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