



# 6 Camellia Grove

Louth

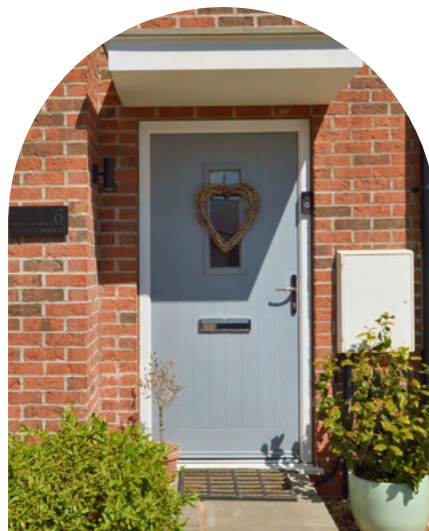
**M A S O N S**

— Celebrating 175 Years —



# 6 Camellia Grove

Louth  
Lincolnshire LN11 8FP



Turn-key semi-detached house

Driveway to detached garage

Excellent plot with 3 garden areas

Superbly presented interior

Full width fitted dining kitchen

Double doors to lounge with walk-in bay

Hallway with cloaks/WC

Master bedroom with ensuite shower room

2 further well-designed bedrooms

Family bathroom with 4-piece suite

Gas central heating, uPVC DG and fascias

EV charging point by the driveway

Constructed in 2020 with the balance of a 10 Year warranty, this well-designed, semi-detached house has an excellent plot and stands really well on Camellia Grove. The house has brick-faced cavity walls under a hipped, tiled roof with projecting two-storey front gable wing, featuring a walk-in bay window and having a dry verge system. The garage has been constructed to complement the house in brick with block piers under a pitched, tiled roof.

A glance at the EPC will confirm how efficient and cost effective this house is to run. Heating is by a gas central heating boiler with 2 Hive wifi controllers for separate ground and first floor zones, and there is a pressurized hot water system. The windows are uPVC double-glazed in white with matching white fascias and soffit boards and there is an alarm system. The private EV charging point is located adjacent to the block-paved driveway.

The plot is privately screened at the rear from the adjoining green area by a tall hedge and there is post and rail fencing around a lawned garden area by the drive, which can be useful for additional parking. The triangular rear garden has two seating areas for sunshine at different times of the day and there is a sheltered kitchen garden to the side of the garage - also a useful space for storage.

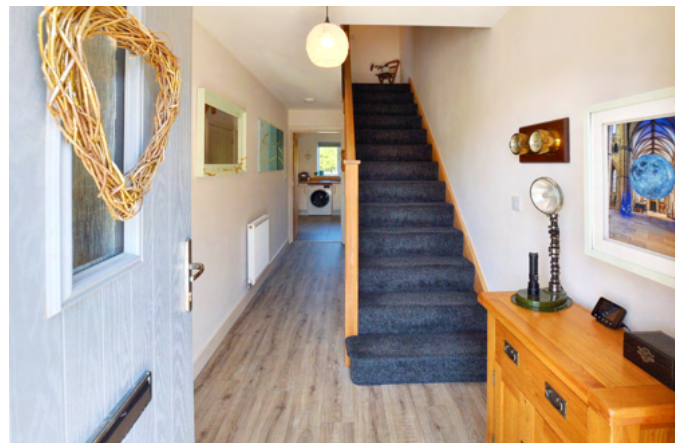
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## Ground Floor

Flagstone steps lead up to the composite front door with a woodgrain-effect finish, double-glazed centre pane and an up/downlighter adjacent. The door opens into the **entrance hall** – an excellent size with oak-effect vinyl floor covering, staircase with pillared balustrade leading to the first floor and a suspended shoe cabinet finished in pale green. Clever additional shoe storage has been created in a slide-out understair unit. Two box covers with interchangeable images have been made to conceal the electricity consumer unit and alarm control unit.

There is a smoke alarm and white panelled door to the **cloakroom/WC** which is fitted with a white suite comprising a low-level, dual-flush WC and corner pedestal wash hand basin with contrasting ceramic-tiled splash-back and pillar-style lever tap. Above is a ceiling downlighter









The **lounge** is a spacious reception room with a walk-in, square bay window to the front elevation and a further window on the side elevation, both fitted with Ashley Venetian blinds.

There is wiring and power for a wall-mounted TV with a concealed cable route for connecting HDMI appliances which can be positioned beneath. Oak-panelled double doors at the rear are fitted with library hinges allowing these to fold back, creating a semi-open plan feel with the dining kitchen beyond.







The full-width **dining kitchen** has large, slate-style ceramic tiles to the floor, double-glazed French doors out onto the rear patio and garden and an immaculate range of fitted kitchen units finished in satin white with long stainless-steel handles.

The units comprise base cupboards, a drawer unit with deep pan drawers, roll-edge, oak-effect work surfaces with upstands and an inset Quartz black acrylic, one and a half bowl sink unit with a flexible mixer lever tap. Tall cupboard units are built around a recess for an upright fridge/freezer.

There is a built-in Bosch electric fan oven, a Bosch stainless-steel, four-ring gas hob with matching stainless-steel splash-back and a complementary cooker hood with twin downlighters. A recess beneath the work surface provides space with plumbing for a washing machine.

There are wall cupboard units and a tall larder cupboard also housing the central heating boiler together with space and power point for a microwave oven inside.

The rear window has a Venetian blind by Ashleys and there is a smoke alarm and extractor fan. LED downlighters illuminate the kitchen area with a ceiling light point to the dining area. An oak-panelled door allows access from the hall.







## First Floor

Upon arriving at the **landing** at the top of the staircase, a 180° turn reveals a rather special feature of this property for any Star Wars enthusiasts, as the wall area above the stairs has been cleverly designed with decoration and models from this franchise. NB. This can be dismantled and decorated to complement the remainder of the landing if the purchaser so chooses, following exchange of contracts.

White panelled doors lead off the landing to the bedrooms and bathroom, with a matching door to the airing cupboard which contains the insulated hot water cylinder with immersion heater, providing pressurized hot water system and having expansion vessel and linen shelving over. A smoke alarm is fitted to the ceiling, which also has the trap access into the roof void where the TV aerial is located.





The **main bedroom** is positioned at the front of the house and has been well designed with a recess which has built-in, mirror-fronted wardrobes separated into clothes-hanging compartments of varying heights within. There is power and an aerial socket for a wall-mounted TV, and the Hive wi-fi control unit for the first floor heating is located in this room.

A door opens to the **ensuite shower room** with a ceramic-tiled shower cubicle having folding glazed screen doors and a thermostatic shower mixer unit, together with handset on wall rail; adjacent is a vanity wash hand basin over a double cupboard and having a square design lever tap. The low-level, dual-flush WC is positioned in the corner. The shower room has a shaver socket, mirror cabinet, ladder-style radiator/towel rail with tiled plinth at the side and a front window with ceramic-tiled sill. The floor has a slate-effect vinyl covering and lighting is by LED downlighters to the ceiling.





**Bedroom 2** is positioned at the rear of the property and has a laminated, oak-effect floor covering and rear window with Ashleys Venetian blind. Presently a yoga and Pilates studio for the owner, this double room has also been designed with a recess, suitable for a built-in or free-standing wardrobe and is illuminated with two LED ceiling lights.



**Bedroom 3**, presently a home office for the owner is also positioned at the rear of the house and has, again, been well designed and includes a built-in recessed double wardrobe with sliding mirror doors and compartments within for clothes hanging at high and low levels. The rear window is fitted with a Venetian blind by Ashleys. The desk unit can be included in the sale or removed as the purchaser wishes.

The **family bathroom** is a good size and fitted with a white, four-piece suite comprising a low-level, dual-flush WC, a bidet with douche, a panelled bath with shower fittings to the mixer tap and a square design, vanity wash hand basin projecting over a cupboard beneath. Heating is by a chrome ladder-style radiator/towel rail, and ceramic tile splash-backs extend around two sides in modern grey with a complementary slate-effect vinyl floor covering.











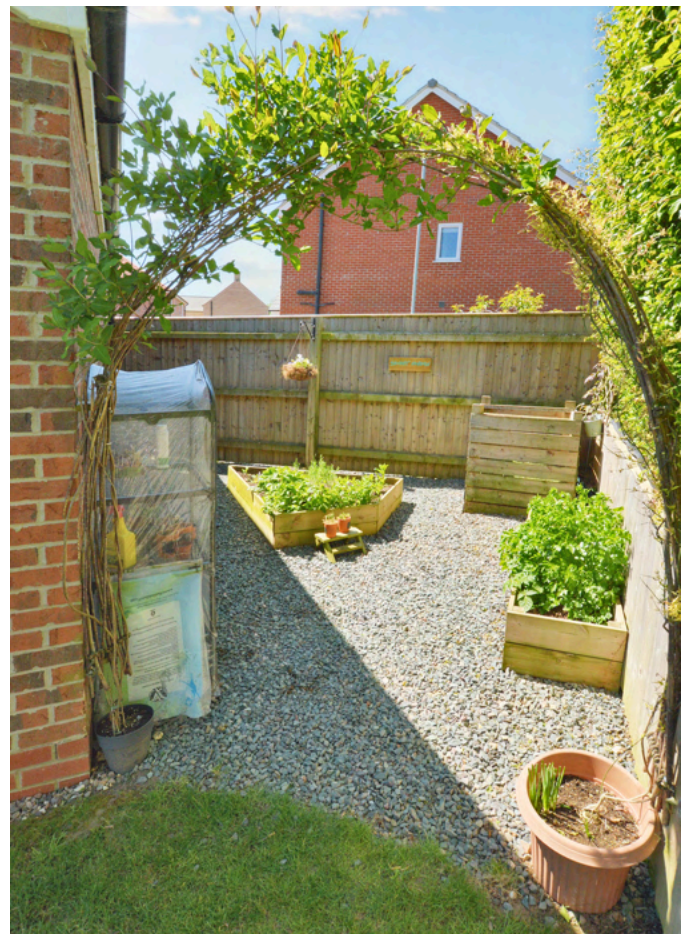
## Outside

The main garden is positioned to the rear of the house and is laid to lawn, shaped to well-stocked flower and shrubbery beds. There is a flagstone patio immediately at the rear of the house enjoying the morning sun, and illuminated at night by a sensor floodlight. A further gravelled seating area is positioned to the far corner of the garden enjoying the sun for much of the day as shown in the photographs, with built-in pine seat and raised shrubbery bed beyond. A flagstone pathway leads between the house and garage to the front of the property via a screen gate. There is a rear outside water tap.

An archway with climbing plants over allows walk-through access to the kitchen garden at the side of the garage which has raised beds for growing vegetables and is an ideal space for storage at the side of the garage, with a screen fence to the front.

The block paved driveway sweeps around the house providing space to park two cars with the EV charging point adjacent and a gravel bed ideal for keeping the wheelie bins out of the way. The front lawn at the side of the block-paved driveway is bounded by an attractive post and rail fence to the pathway at the front and as previously mentioned, can be used for additional parking space if necessary and has taken two further cars in the past.

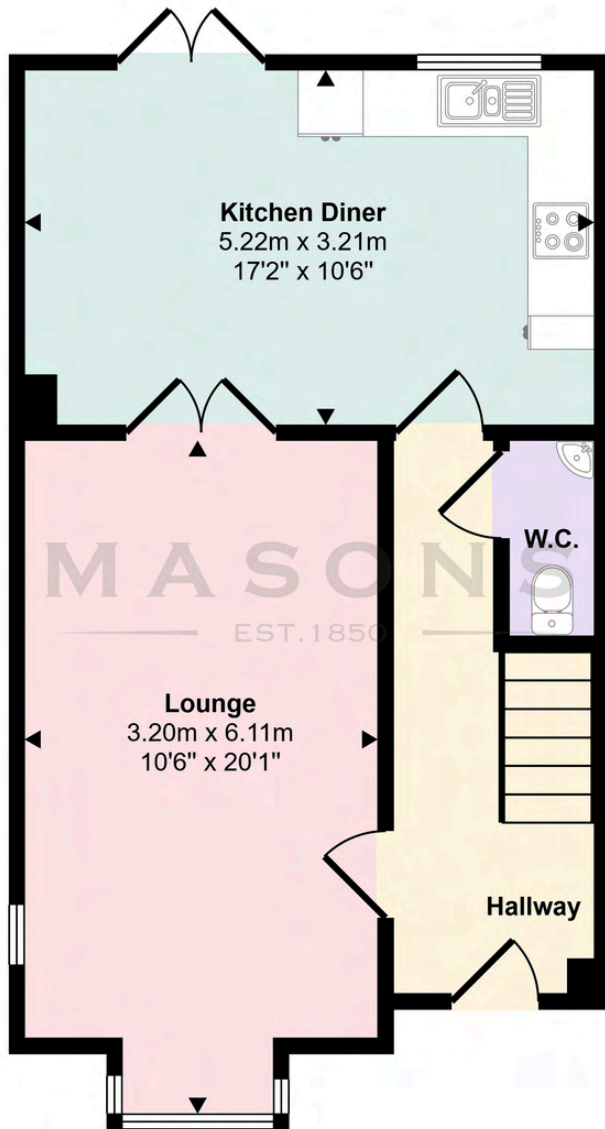
The **detached garage** has an up and over door with sensor floodlight over, LED strip lighting within, power points and a consumer unit.



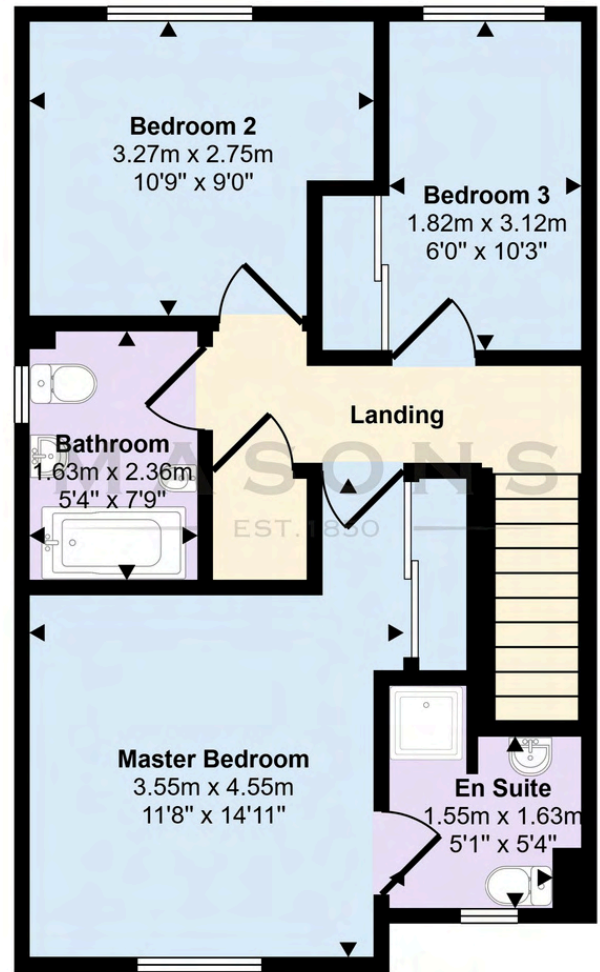




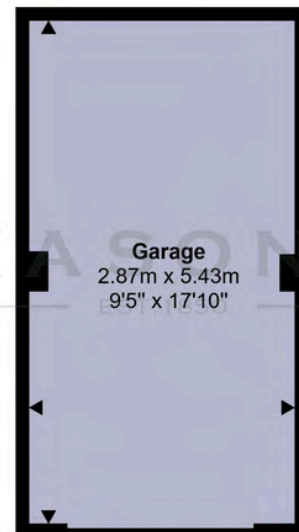




**Ground Floor**  
Approx 46 sq m / 491 sq ft



**First Floor**  
Approx 46 sq m / 492 sq ft



**Garage**  
Approx 16 sq m / 168 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 10 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+	<b>A</b>		95 <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 B

### 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. There are pre-wired options for Virgin Media and BT Internet as installed at build stage.

### Tenure

Freehold

### Location

What3words: ///illogical.toolkit.fiery

### Directions

From St. James' Church, travel south on Ugate and at the traffic lights turn left along Newmarket. Proceed for some distance, passing The Brown Cow on the left and The White Horse on the right, then bear left along Legbourne Road. Take the second left turning to Lavendar Way and Camellia Grove is on the left after a short distance, with number 6 on the right-hand side.

### Agent's Note

There will be a service charge when the development has been completed for maintenance of common areas such as the green area beyond the tall hedge at the side of the garden. The side boundary of this property runs through the centre of the hedge and therefore the inner half of the hedge is to be maintained by number 6.

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,  
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