



50 Buttercup Lane

Louth

M A S O N S
— Celebrating 175 Years —

50 Buttercup Lane

Louth
Lincolnshire LN 11 0FQ



Excellent position on Westfield Park

Sunny enclosed rear garden and patio

Secure gated driveway

Double garage with r/c motorised door

Smart, contemporary, accommodation

4 double bedrooms, master ensuite shower

Sleek fully fitted living/dining kitchen

4-panel bi-fold French doors

Hallway and 2 versatile reception rooms

Utility Room, Cloaks/WC, Family Bathroom

Gas CH system and uPVC DG windows

Tastefully styled, turn-key opportunity

A smart, turn-key, detached four double-bedroomed family house with contemporary interior, sunny enclosed rear garden and wide patio, gated block-paved driveway to double garage and an excellent position backing onto St. Mary's Park. Spacious fitted living/dining kitchen with integrated appliances, complementary utility room, cloakroom/WC, hallway and two reception rooms. Superb family bathroom and ensuite shower room to bedroom 1, gas central heating system with under-floor heating to the ground floor, uPVC double glazing, plantation shutters and remote-control blinds.

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The Property

Completed in March 2022 and with the balance of a 10-year warranty, this superbly presented detached house has warm, red brick-faced principal walls, a concrete-tiled roof and uPVC double-glazed windows finished in grey externally and white internally. An efficient home to run as evidenced by the EPC, the heating is by a gas central heating system with under-floor ground floor heating and conventional radiators to the first floor. The hot water system is pressurized and there is a security alarm.

Electric remote-control, motorized blinds are fitted to the bi-folding French doors and rear window of the living/dining kitchen. The remaining windows have bespoke plantation shutters with wide louvres and these are waterproof in the bathroom and ensuite shower room. Interior doors are of modern, moulded two-panel style with stainless steel handles.

The lounge is carpeted, while the remaining ground floor rooms have feature limed oak-style Karndean flooring of herringbone design with borders. The bathroom, ensuite shower room and cloaks/WC are tastefully fitted with subtle, modern ceramic tiling and white Roca suites.

Outside, the block-lined flagstone patio has been extended across the rear of the house and wide block paved pathways have been taken along the side and rear of the garage, the latter forming a useful storage area for wheelie bins, garden tools etc.

Tall herringbone-style, shaped gates enclose the wide, inner block-paved driveway providing secure parking space for four cars, with a matching pedestrian gate on the opposite side of the house completing the smart front elevation. In all, this is a beautifully styled family house in one of the best locations on Westfield Park.

Ground Floor

The main entrance into the house is centrally positioned on the front elevation and comprises a part-glazed (double-glazed) composite door set into a contrasting white, pillared surround with outside up/downlighter on each side and opening into the **entrance hall**.

This is a spacious reception area with Karndean flooring extending throughout the ground floor with the exception of the carpeted lounge. The staircase has a painted, pillared balustrade with oak handrail leading up to the first floor and there is a large, walk-in understairs cupboard with light and within which the manifolds for the under-floor heating are located.

The hall is lit by ceiling LED downlighters and there is a mains-powered smoke alarm.





The **lounge** is positioned at the front of the house and a well-proportioned reception room with front window having low sill, LED downlighters to the ceiling and sockets for a wall mounted Wi-Fi TV.



The versatile second reception room is on the opposite side of the hall and presently a **study** for the current owners but potentially could be a snug, playroom or if required, a ground floor bedroom. Again, this room has LED downlighters and a window on the front elevation.



The **living/dining kitchen** is an impressive L-shaped room overall with high, sloping ceiling to the seating area by the bi-folding, four-panel French doors which open onto a wide rear patio whilst creating an attractive outlook towards mature trees in St. Mary's Park.

The **kitchen area** is fitted with a modern range of built-in units in dark matt blue with marble-style, contrasting roll-edge work surfaces and upstands, having an inset Blanco wide and deep, white acrylic sink unit with brushed stainless steel lever mixer tap. The rear window over the sink and the bi-fold French doors are fitted with remote-control motorized blinds.

The units comprise base cupboards, two wide drawer units with deep pan drawers, a range of wall units with LED pelmet lights beneath and the base of the wall units is glazed, allowing the lighting beneath to illuminate the cupboards.





There are tall units to one side with two built-in electric fan assisted ovens having slide and hide glazed doors and integrated grill to each, together with an integrated, faced fridge/freezer to the side. There is an integrated, faced dishwasher, an illuminated, glazed wine cooler and a wide, black ceramic five-ring induction hob with black glass splash-back and cooker hood over, having twin downlighters. Downlighters to the ceiling with a mains smoke alarm, and the sockets in the kitchen area are of brushed stainless steel. There is ample space for **dining and seating**, with a connecting door from the kitchen to the utility room.



The **utility room** has a built-in range of units complementing those of the kitchen and comprising base cupboards, roll-edge marble-effect work surfaces and upstands, an inset, stainless steel, single-drainer sink unit with lever mixer tap, recess with plumbing for washing machine and a second recess for a tumble dryer.

There are matching wall cupboard units, one of which houses the Worcester gas-fired central heating boiler which operates with a digital programmer below. To the side is a metal-cased electricity consumer unit and a double-glazed composite door opens to the driveway at the side of the house. LED downlighters illuminate this room and there is a ceiling extractor fan.



A door opens from the utility room to the **cloakroom/WC** which has attractive half ceramic-tiled walls in contrasting patterns on two sides and a white suite comprising low-level, dual-flush WC and suspended vanity wash hand basin with lever chrome pillar tap and gloss white cupboard beneath.

First Floor

The staircase leads up to a **landing** with pillared balustrade extending to the side of the stairwell, a smoke alarm and radiator. A door opens to the cylinder cupboard which contains an insulated hot water cylinder with immersion heater, expansion vessels and linen storage above. The landing has a trap access to the roof void.



Bedroom 1 is positioned at the front of the house and a spacious double bedroom which comfortably takes a super king-size bed, as illustrated in the photograph. There is a radiator, front window, LED downlighters and a digital wall thermostat for the first-floor heating zone. A door leads to the **ensuite shower room** which is fitted with a white suite and contrasting grey, stone-effect, ceramic-tiled floor with decorative wall tiling of complementary colour scheme, to full height.





The suite includes a suspended, dual-flush WC with concealed cistern and wide, chrome, dual-flush control, a suspended vanity wash-hand basin with chrome pillar lever tap over a white gloss base cupboard and a ceramic-tiled shower cubicle with folding glazed screen door and a thermostatic chrome mixer shower unit with drench-head, handset and rail. There is a chrome ladder-style radiator/towel rail, front window, extractor fan and LED downlighters.



Bedroom 2 is positioned at the front of the house and, again, comfortably takes a super king-size bed, as shown in the photographs. The room has a radiator, front window and ceiling light point.



Bedroom 3 is positioned at the rear and a double bedroom with radiator, ceiling light point and rear window. Bedroom 4 is also a double bedroom and positioned at the rear of the house with radiator, rear window and ceiling light point. Bedroom 3 and 4 enjoy an attractive outlook across the rear garden, towards the trees on St. Mary's Park.





The **family bathroom** is appointed to an excellent standard with floor and wall tiling complementing that of the ensuite shower room, and the white suite comprises a panelled bath with chrome pillar mixer tap, rectangular suspended vanity wash basin with chrome pillar lever tap over a contrasting gloss grey, double drawer unit with a mirror cabinet above and a low-level WC with concealed cistern and chrome, dual-flush control. The ceramic-tiled shower cubicle has a folding glazed screen door, chrome thermostatic mixer unit, handset on wall rail and drench head. There is a window to the rear elevation and a shaver socket. As previously mentioned, the plantation shutters to the bathroom and the ensuite shower room are waterproof.



Outside

At the front of the house there is a garden laid to lawn with a block-paved pathway leading across to the front entrance from the block-paved driveway. This provides an initial visitor parking space and leads to the tall, shaped herringbone-style, double-door gates with a complementary pedestrian gate on the opposite side of the house. The double gates open to allow the driveway to continue, forming a secure, enclosed parking area for four cars, whilst also giving access to the garage. To the side of the drive there are external gas and electricity meter cabinets.

The semi-detached brick and block-built **double garage** has an electric motorized sectional, remote-control door, up/downlighters to each side of the door externally and on the side elevation there is a uPVC pedestrian door. Internally, there are two LED strip lights, a light fitted to the garage remote control unit, power points and textured foam floor tiling.







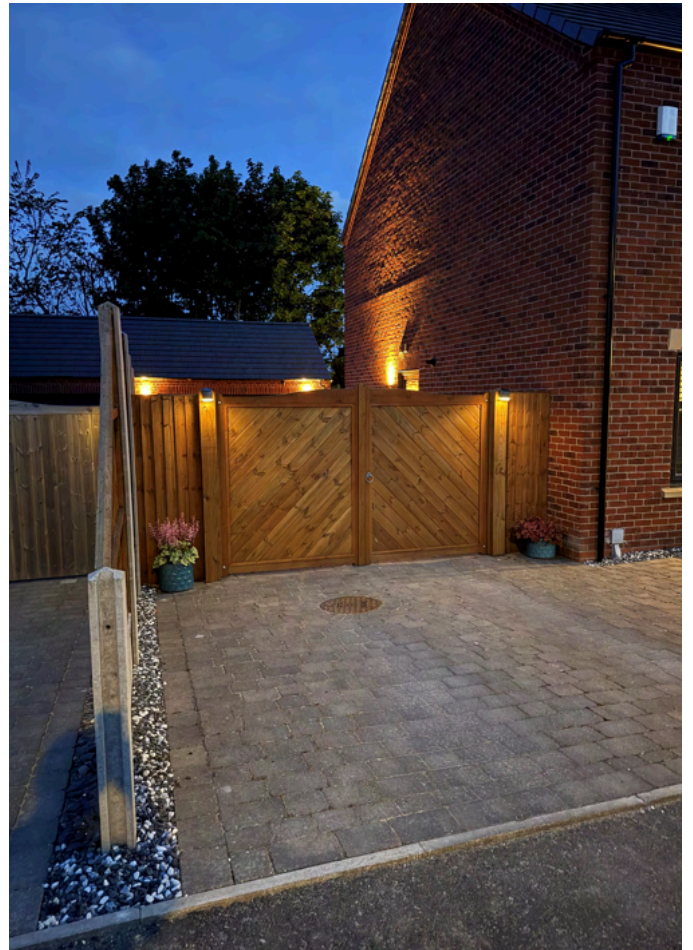
Between the garage and the house, the driveway is open to the garden at the rear, which is superbly positioned to enjoy the sun for most of the day. A smart, split-level flagstone patio with block-paved surround provides an ideal area for al fresco dining or garden furniture, with block paving forming a wide pathway to the side of the garage to a useful block-paved storage area at the rear - an ideal space to discreetly store wheelie bins and garden equipment.



The rear garden is laid to lawn and enclosed by close-boarded fencing reinforced by concrete posts with concrete base panels. There is an external double power point, an outside water tap and there are numerous matt black external up/downlighters around the house for night time illumination.



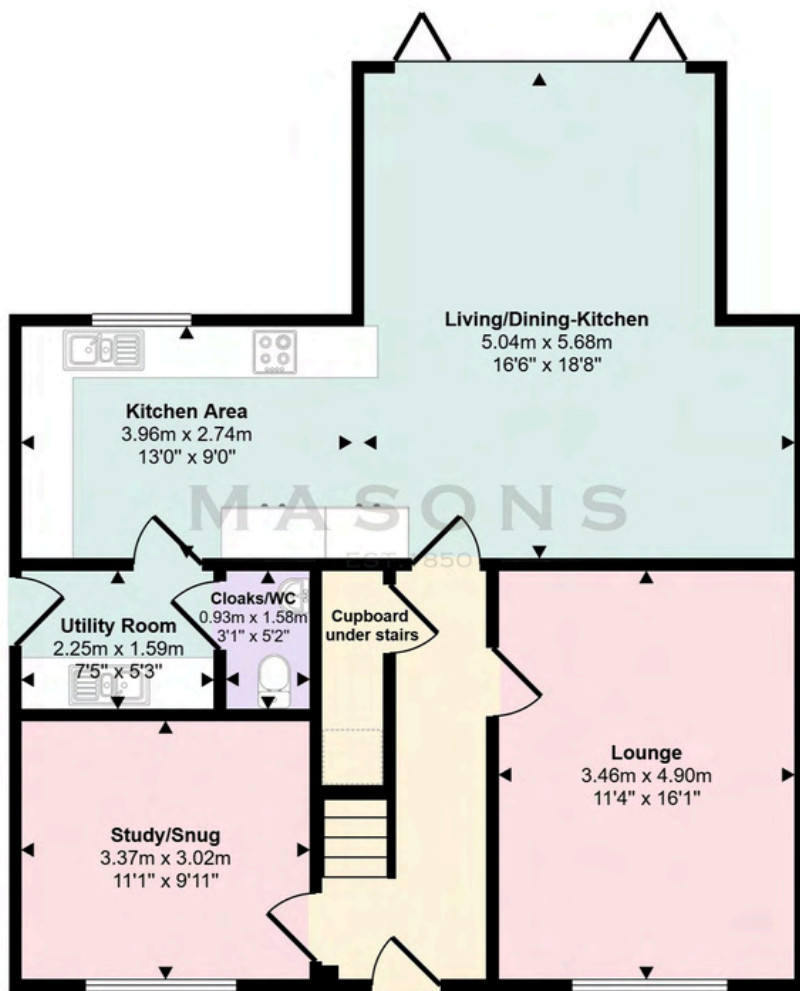








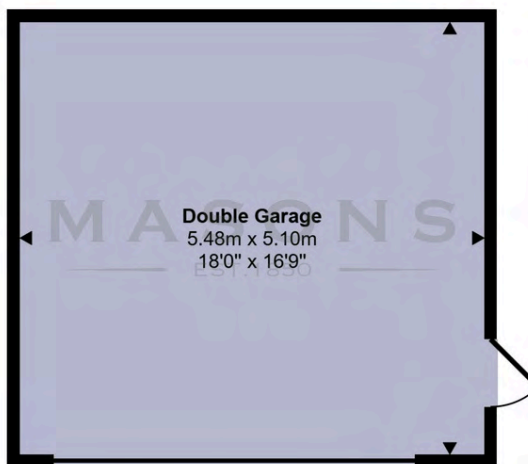




Ground Floor

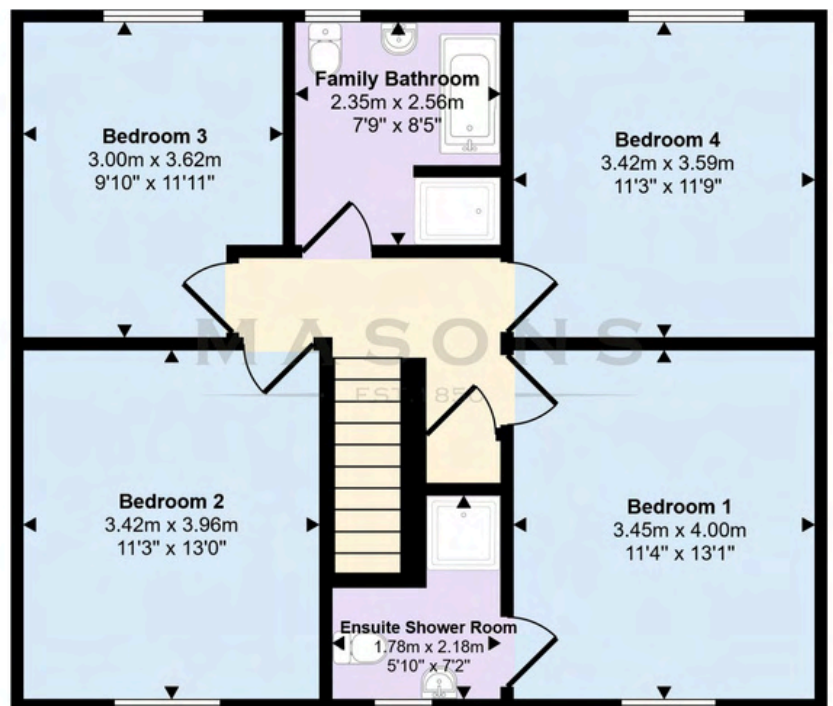
Approx 82 sq m / 885 sq ft

Denotes head height below 1.5m



Garage

Approx 28 sq m / 301 sq ft



First Floor

Approx 70 sq m / 751 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, 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

Location

What3words: ///tracks.reform.drill

Directions

From St. James' Church in the centre of Louth, proceed north along Bridge Street and after crossing the bridge over the River, continue into Grimsby Road and go to the top of the road. A short distance past the first set of bollards, turn left into Howard Fields Way and this road soon leads into Bee Orchid Way. Continue for a short distance and take the first left turn into Buttercup Lane. Follow the lane for some distance, keeping left at any junctions until number 50 is found on the left side.

Agent's Note

There will be an annual service charge for maintenance of common areas on the development, when completed - this has been estimated at £100 p a (TBC)

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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