



7 Camellia Grove

Louth

M A S O N S
— Celebrating 175 Years —

7 Camellia Grove

Louth
Lincolnshire LN11 8FP



Well-designed semi-detached house

Long block-paved driveway

Semi-detached garage with light and power

Fitted kitchen in light grey with appliances

Open-plan living accommodation

French doors to patio and garden

Hallway with cloaks/WC

Master bedroom with ensuite shower room

2 further bedrooms

Family bathroom with 3-piece suite

2-zone gas central heating system

uPVC DG and fascias, alarm system

Constructed in 2021 with the balance of a 10 Year warranty, this well-designed, semi-detached house was built by Cyden Homes and stands on the south eastern outskirts of Louth. The house has brick-faced cavity walls under a hipped, tiled roof and the windows are white uPVC double-glazed units. The semi-detached garage has been constructed to complement the house with brick faced external walls under a hipped slate 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 digital thermostat controls for separate ground and first floor zones, and there is a pressurized hot water system. The fascias and soffit boards are in low maintenance white uPVC complementing the windows and there is an alarm system.

The garden is enclosed at the rear with screen fencing and screen door from the long block-paved driveway which provides parking for a number of cars whilst leading to the garage at the rear.

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Ground Floor

A flagstone pathway leads to the main front entrance with attractive **canopy porch** on shaped brackets over the composite front door which has a woodgrain-effect grey finish externally, white finish inside and double-glazed centre pane. There is an up/downlighter over, illuminating the porch and a solar wall light. The door opens into the **entrance hall** – an excellent size with oak-effect laminated floor covering, staircase with pillared balustrade leading to the first floor and an under stairs storage area. The metal cased consumer unit with MCB's is in the hallway and digital controller for the ground floor heating.



There is a mains powered smoke alarm and white panelled door to the **cloakroom/WC** with radiator, oak effect laminated floor covering and a white suite comprising a low-level, dual-flush WC and corner pedestal wash hand basin with ceramic-tiled splash-back and pillar-style lever tap. Above is a part-sloping ceiling with downlighter.



The living space comprises an **L-shaped open plan lounge, dining area and fitted kitchen.**

The **lounge area** is spacious with oak panelled door from the hallway and oak effect laminated floor covering which continues through to the dining area at the rear. There are windows to front and side elevations with fitted Venetian blinds in white and a long radiator under the front window.

There is a TV point and telephone point for modem connection in the lounge and lighting is by 3 modern spotlights to a ceiling fitting. A part-dividing plinth has been formed to the dining area and kitchen.

The **dining area** is open to the kitchen adjacent and has a further radiator, an extractor fan, pendant light to the ceiling and rear double-glazed French doors opening onto the garden.





The **fitted kitchen** has a ceramic tiled floor and a range of sleek, modern, fitted units finished in light grey with polished chrome knobs and cup handles.

The units comprise base cupboards, a drawer unit with deep pan drawers, roll-edge, wood block-effect work surfaces with upstands and an inset resin-bonded, one and a half bowl sink unit with a flexi-hose mixer lever tap. There is a tall cupboard unit and wall cupboards with lights under illuminating the work surfaces.

A space under the work surface has plumbing for washing machine or dishwasher and there is an integrated fridge-freezer together with a built-in Bosch fan-assisted oven incorporating a grill, a 4-ring gas hob, stainless steel splashback and cooker hood with downlighters above. Lighting here is by ceiling LED downlighters and a rear window with Venetian blind overlooks the rear garden. An oak panelled door leads from the kitchen to the hallway.





First Floor

The staircase leads up from the hall to a **landing** where white panelled doors lead off 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 vessels and linen shelving over. A mains powered smoke alarm is fitted to the landing ceiling, which also has the trap access into the roof void.

The **main bedroom** is positioned at the front of the house and has been well designed with a recess for free-standing or built-in wardrobes, window to the front elevation, radiator, ceiling light and front window with roller blind. The digital wall controller for the first floor heating is located in this room.

A door opens to the **ensuite shower room** which has a white suite of low-level dual-flush WC and a plinth-mounted rectangular wash basin with lever tap over a double cupboard in contrasting grey beneath. Continuing this contrast the shower cubicle has dark grey ceramic tiling and a thermostatic shower mixer unit with handset on wall rail and a folding glazed screen door.

Above the wash basin there is a mirror and shaver socket. The floor is vinyl in a tile effect and there is a chrome ladder style radiator/towel rail, a display plinth, light-operated extractor fan and front window with ceramic-tiled sill. Lighting is by LED ceiling downlighter-spotlights.





Bedroom 2 is a second double bedroom with radiator and rear window having a roller blind fitted.

Bedroom 3 is presently a dressing room for the current owners though this would take a double bed or could be a good size single bedroom. There is a radiator and rear window with roller blind fitted.



The **family bathroom** is fitted with a white suite comprising a panelled bath set in a contrasting grey ceramic-tiled surround with shower fittings to the mixer tap, a rectangular vanity wash basin over a white base cupboard and a low level dual-flush WC.



The floor has a vinyl tile effect covering and the ceramic-tiled splashbacks extend around the vanity unit and WC continuing along the sill of the window on the side elevation.

There is a chrome ladder style radiator/towel rail.



Outside

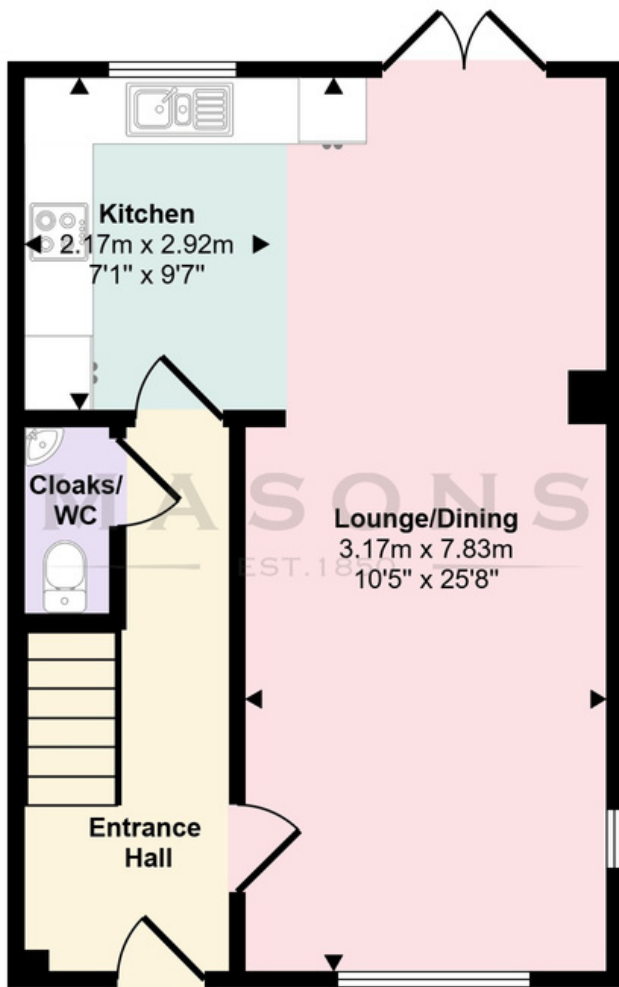
The house is set behind a front garden mainly laid to lawn with ornamental shrubs and pathway leading to the front entrance. A long block-paved driveway provides parking space for a number of cars with solar powered sensor lights on each side.

The driveway leads to the garage which is semi-detached from the neighbouring garage. On the left side the driveway is screened from the rear garden by tall fencing with a matching ledged and braced door with ring-latch handle. The **garage** is accessed via an up-and-over door and has a block built pier on one side. There is an LED strip light and double power point.

The **rear garden** is safe and secure, enclosed by fencing and the side wall of the garage. The main area is laid to lawn with gravelled borders ideal for plant pots and tunbs, with solar uplighters inset.

By the French doors on the rear elevation there is a flagstone patio and across to the side is a wall mounted up/downlighter and an outside water tap





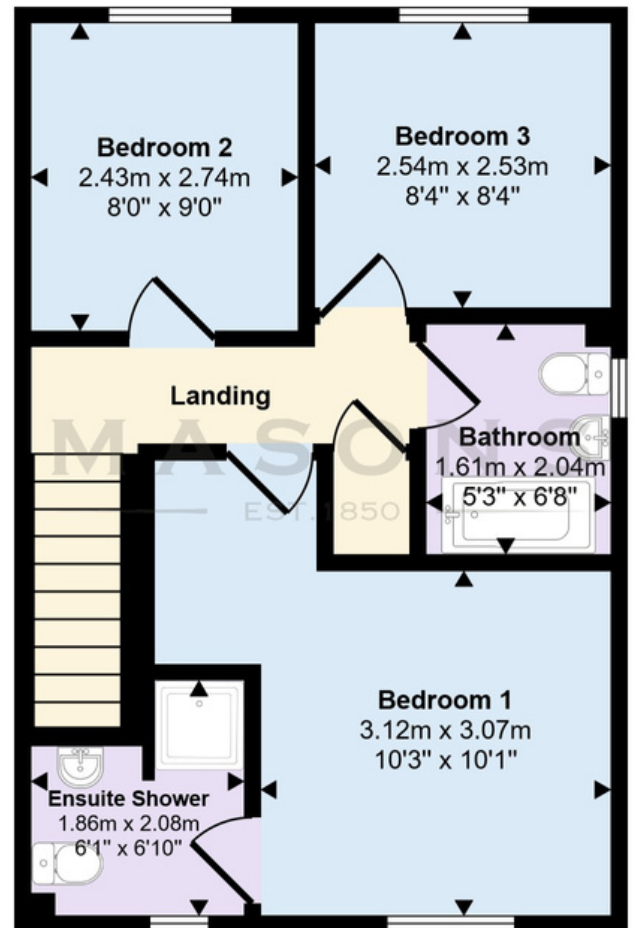
Ground Floor

Approx 40 sq m / 433 sq ft



Garage

Approx 16 sq m / 171 sq ft



First Floor

Approx 41 sq m / 438 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. Scenic parks can be found in Westgate Fields and Hubbards Hills where the River Lud wends its way into the town centre.

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.



The Surrounding Area

From the Wolds to the Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs.

The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, Cleethorpes and Mablethorpe offer thriving local communities, great schools/academies, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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 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.

Tenure

Freehold

Location

What3words:///stables.raced.dreamers

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 Lavender Way and Camellia Grove is on the left after a short distance, with number 7 towards the end of the road on the left.

Agent's Note

There will be a service charge when the development has been completed for maintenance of common areas such as the green areas along the frontage to Legbourne Road..

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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