



34 Buttercup Lane

Louth

M A S O N S

— Celebrating 175 Years —



34 Buttercup Lane

Louth, LN11 0FQ

Built in 2021 with remainder of 10-year new home warranty

Air-conditioning to main living area and master bedroom

Modern open-plan kitchen with Silestone worktops & high-end integrated appliances

Electric gated entrance with large driveway and EV charging point

Stunning views towards St James Church and backing onto St Mary's Park

Flexible study/home office to the ground floor

Detached double garage with power and electric door

Landscaped rear garden with pergola and hot tub included

Spacious master suite with dressing room and luxury en-suite

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Set within the sought-after Westfield Park development by Snape Properties, this attractive and beautifully maintained detached family home enjoys a prime position at the rear of the estate with picturesque views towards St James Church and backing onto the desirable St Mary's Park.

Built in 2021, the property still benefits from the remainder of the 10-year new home warranty, offering peace of mind for the next owners.

The home has been significantly enhanced with high-quality upgrades, including Signature Amtico flooring, underfloor heating to the ground floor, air-conditioning, and an array of modern comforts. Outside, the property features electric entrance gates, a large driveway with EV charging point, detached garage, and a beautifully landscaped garden complete with pergola and hot tub, creating a luxurious and inviting space.





Ground Floor

A welcoming entrance hallway sets the tone, featuring Amtico flooring, underfloor heating controls, spotlights and a cloak cupboard.

The study sits to the front of the home, offering an ideal work-from-home space with Amtico flooring, fitted blinds and underfloor heating controls.

The lounge provides a cosy retreat with front-facing window, bespoke illuminated curtains, spotlights and Amtico flooring.





The impressive open-plan kitchen, dining and living area spans the rear of the house, enhanced by full Amtico flooring and spotlights. The contemporary kitchen features slow-close units, Silestone worktops, a Quooker hot water tap, integrated appliances (including wine fridge, dishwasher, fridge-freezer, oven, grill, hot plate and Neff induction hob), plus under-unit and worktop lighting. The living area benefits from a Mitsubishi Hyper Inverter air-conditioning/heating unit and bifold doors leading directly to the patio.

A separate utility room offers further Silestone worktops, stainless steel sink, water softener, space for laundry appliances, spotlights and a door to the side of the property.

A cloakroom with Amtico flooring, WC and washbasin completes the ground floor.







First Floor

The first-floor landing provides access to all bedrooms and the family bathroom, as well as an airing cupboard and loft hatch.

The master suite is a spacious double bedroom with bespoke curtains, Mitsubishi air-conditioning/heating unit, spotlights and a front-facing window. The luxurious en-suite includes a digital shower with rainfall head, Roca sanitaryware, tiled walls, Amtico flooring, smart illuminated mirror with Bluetooth speaker and a chrome towel radiator.

Leading from the master is a superb dressing room (formerly Bedroom 3) with fitted wardrobes and drawers. This space can easily be converted back into a separate bedroom if desired.





Bedroom 2 is another generous double with fitted blinds and radiator.

Bedroom 4 offers views to the rear and includes fitted blinds and a radiator.

The family bathroom is stylishly appointed with a four-piece suite including bath with central taps, hidden-cistern WC, drawer-unit basin and separate digital shower with rainfall head. A large towel radiator, Amtico flooring, smart illuminated mirror with Bluetooth speaker and fitted blinds complete the room.





Outside

The front garden is neatly landscaped with lawn, shrubs and a pathway to the front door. A large paved driveway offers abundant parking and leads to impressive electric double gates, beyond which the drive continues to the detached double garage with power, lighting and an electric up-and-over door. An EV charging point is installed for convenience.



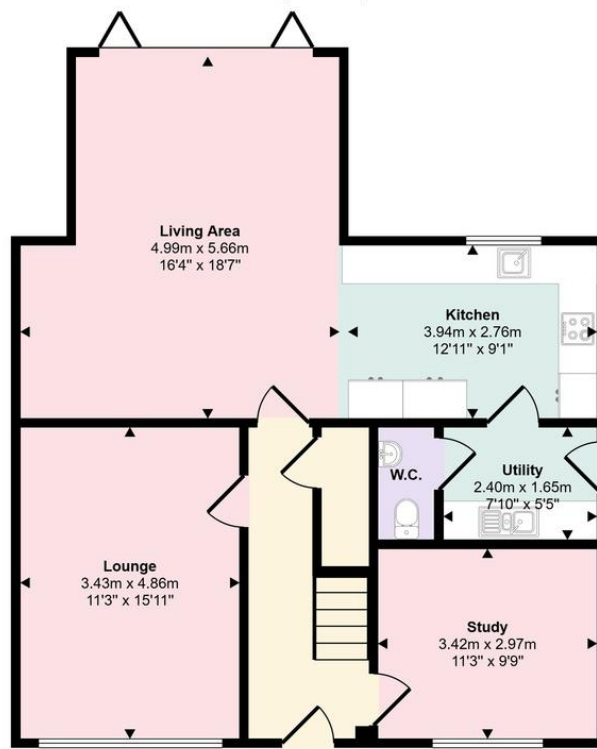
The rear garden is a standout feature—fully enclosed, beautifully landscaped with raised beds, mature trees and planting. A stylish pergola with retractable roof shelters the hot tub, creating a private, year-round relaxation zone. The spacious patio provides an ideal entertaining area, complemented by up-and-down lighting, external power points, an outside tap, storage shed and a side pathway.





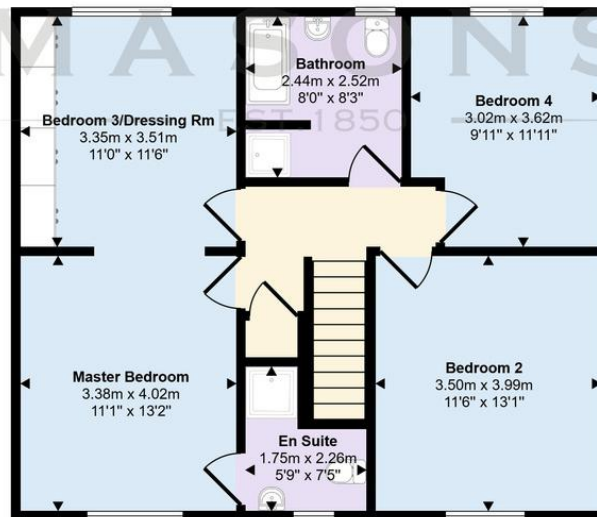


Approx Gross Internal Area
185 sq m / 1995 sq ft



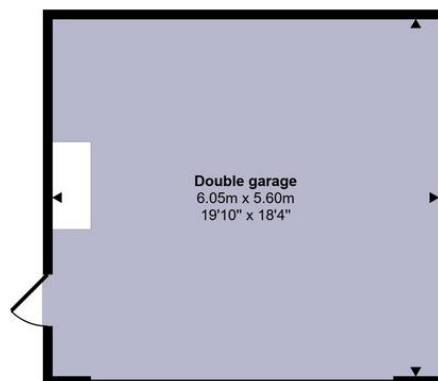
Ground Floor

Approx 82 sq m / 881 sq ft



First Floor

Approx 70 sq m / 750 sq ft



Garage

Approx 34 sq m / 365 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: ///mock.galaxy.photo

Directions

After turning 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, until number 34 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.

M A S O N S

EST. 1850

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