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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**11 Daisy Way
Louth
LN11 0FS**

**Offers in the Region
Of £435,000**

This significantly extended and highly upgraded detached family home simply must be viewed in order to be fully appreciated. Standing in a private corner plot, the property was originally built around 5 years ago by reputable local developers, however the present owner has enhanced the original property with a number of exceptional changes, including a large two storey rear extension, creating a fantastic contemporary open plan living space ideal for families. Only internal viewing of the property will suffice in order to truly appreciate first hand what the property has to offer, with living accommodation comprising of: Entrance hallway, cloakroom, lounge, open plan kitchen dining room, stunning family room with ceiling lantern, bi fold doors and low level wine cellar. To the first floor, there are four double bedrooms, two of which are served by en suite shower rooms, along with a stunning 4 piece family bathroom suite which has built in television. Outside, the corner gardens are ideal for families, al fresco dining and entertaining, with a driveway and garage to the front providing ample off road parking.

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Entrance Hall

uPVC door to front opens into entrance hallway, stairs to first floor landing. Radiator, porcelain tiled floor, door leading to cloakroom

Cloakroom

3' 1" x 6' 2" (0.947m x 1.872m)

Close coupled W/C, vanity wash basin, radiator, porcelain tiled floor, extractor

Lounge

uPVC walk in bay window to front, radiator, built in media wall with fireplace, with space and aerial point for flat screen television. Herringbone style flooring with open plan entrance into family room

Kitchen dining room

22' 0" x 11' 5" (6.704m x 3.489m)

uPVC walk in bay window to front, radiator, porcelain tiled flooring, radiator. Extensive range of high quality fitted base and wall units incorporating quartz work surface housing sink unit with mixer tap, Neff induction hob with overhead extractor, integral double oven, Neff integrated microwave, integral fridge and freezer and integral dishwasher. Quartz upstands with grey glass splashbacks and under unit lighting. Radiator, porcelain tiled floor. Additional storage cupboards and work surface in bay window. Spotlight ceiling. Open plan entrance to rear leads to family room. Door to side leads to utility room

Utility room

3' 3" x 6' 2" (1.0m x 1.872m)

Additional work surfaces, plumbing for a washing machine, space for tumble dryer.

Family room

9' 2" x 29' 11" (2.803m x 9.116m)

Found off both the kitchen and lounge via open entrances, this is a fantastic family space, having two sets of bi fold doors to the rear garden, along with a ceiling lantern, flooding the room with an abundance of natural light. Vertical window to rear, vertical radiator, spotlight ceiling. Continuation of porcelain tiled floor. Glass door to floor opens into steps leading down to the wine cellar

First Floor Landing

Built in storage cupboard

Bedroom 1

19' 6" x 10' 8" (5.946m x 3.256m)

Having been extended from the original, now creating a fantastic sized principle bedroom with en suite. Having ceiling lantern, along with uPVC window to rear, column radiator, herringbone flooring, with open access into the en suite

En suite 1

5' 8" x 7' 2" (1.725m x 2.184m)

uPVC window to rear, luxurious and contemporary en suite shower room, with walk in shower, floating wash hand basin and push button w/c, vertical column radiator, tiled floor and walls to ceiling.

Bedroom 2

12' 8" x 11' 4" (3.855m x 3.452m)

Originally designed to be the main bedroom before the property was extended, uPVC window to front, radiator, door to side leads to en suite

En suite 2

5' 8" x 6' 7" (1.727m x 2.006m)

Opaque uPVC window to front, walk in shower cubicle, floating wash hand basin, close coupled w/c tiled floor and tiled walls

Bedroom 3

12' 6" x 11' 5" (3.821m x 3.491m)

uPVC window to front, radiator

Bedroom 4

9' 0" x 8' 11" (2.750m x 2.724m)

uPVC window to rear, radiator, range of built in sliding mirrored wardrobes

Family Bathroom

9' 7" x 6' 11" (2.915m x 2.119m)

Extended from the original , the luxurious family bathroom is finished to an exquisite standard. Comprising of a walk in shower cubicle, oval bath tub, vanity wash basin, push button w/c, built in television, ceiling lantern and LED lighting

Garage

17' 7" x 9' 6" (5.367m x 2.907m)

Up and over door, light and power. Personnel access door to side leading from the rear garden

Wine cellar

6' 3" x 5' 11" (1.916m x 1.792m)

Door and steps accessed from family room lead into the wine cellar.

Outside

The property lies on a nice sized corner plot with walled gardens to the side and rear. Block paved driveway leads to the garage providing ample off road parking. Decorative pathway and steps lead to the front door. The rear garden has a large lawned area to the side and rear with decorative patio leading to a raised seating area ideal for entertaining / al fresco dining, enclosed by brick walls and wooden panel fencing. A secure , private space for children and pets



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
96.9 sq.m. (1043 sq.ft.) approx.

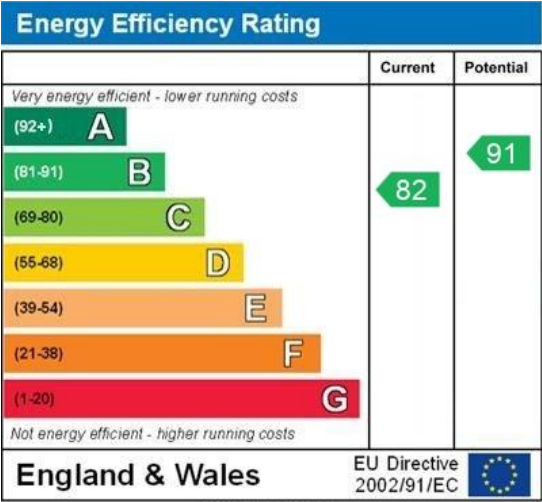
1ST FLOOR
75.2 sq.m. (809 sq.ft.) approx.



TOTAL FLOOR AREA: 172.1 sq.m. (1853 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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