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



23 Buttercup Lane
Louth
LN11 0FQ

Offers in the Region Of £265,000

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Property Description

This superbly appointed semi-detached family home, built in 2021, is situated on the ever-popular Buttercup Lane, Louth, offering stylish, modern living in a highly desirable location and is offered to the market for sale with NO FORWARD CHAIN. Finished to an exceptional standard throughout, the property is ready to move straight into. The welcoming entrance hall leads to a bright and comfortable lounge, ideal for relaxing. To the rear, the impressive kitchen-diner forms the heart of the home, featuring contemporary units, integrated appliances and ample space for dining and entertaining, with French doors opening onto the garden. A separate utility room provides additional practicality, while a ground floor WC completes the layout. The blinds throughout the property are all made to measure. The first floor hosts four well-proportioned bedrooms, three of which are generous doubles. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Externally, the property enjoys attractive gardens to both the front and rear, perfect for outdoor dining and family life. A driveway provides off-road parking and leads to a detached garage, offering further storage or parking options. Buttercup Lane is conveniently located for local amenities, schools and transport links,

making this an ideal home for growing families or professional buyers seeking contemporary living in Louth.

Entrance Hall

Entering the property reveals a radiator and LVT flooring. There is also an under stairs cupboard.

Lounge

13' 10" x 14' 5" (4.22m x 4.39m)

The lounge has two windows to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner

9' 9" x 21' 4" (2.98m x 6.49m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and LVT flooring. There is also a superb fitted kitchen with plenty of counter space along with a breakfast bar, sink and drainer and branded appliances including a dish washer, fridge-freezer, electric oven and hob with an extractor over. There is also a good space for a dining table and chairs.

Utility room

5' 3" x 10' 9" (1.59m x 3.28m)

The utility room has a door to the side elevation, a radiator and LVT flooring. There is also a sink and drainer, plumbing for a washing machine, space for a tumble dryer and fitted units.

WC

5' 3" x 3' 1" (1.59m x 0.94m)

The WC has a radiator, LVT flooring a WC and basin.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom

One

15' 7" x 14' 4" (4.76m max x 4.36m max)

Bedroom one has two windows to the front elevation, a radiator and a carpeted floor.

En-suite

5' 1" x 5' 5" (1.55m x 1.65m)

The sn-suite has fully tiled walls, a heated towel rail and vinyl flooring. There is also a superb suite with a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

9' 8" x 11' 11" (2.95m x 3.63m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

9' 8" x 7' 8" (2.95m x 2.34m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Four

10' 8" x 6' 7" (3.26m x 2.01m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 9" x 5' 5" (2.05m x 1.65m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a superb suite with a WC, basin and a bath with glass screen and mains shower.

Garage

The garage has a door to the front, personal access door to the side and electrics.

Outside

With a small front garden space with a lawn and established shrubs and a block paved path to the front door. There is also a block paved driveway providing ample off road parking. The rear garden has a further lawn, established shrubs and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are



strictly by appointment only please.

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

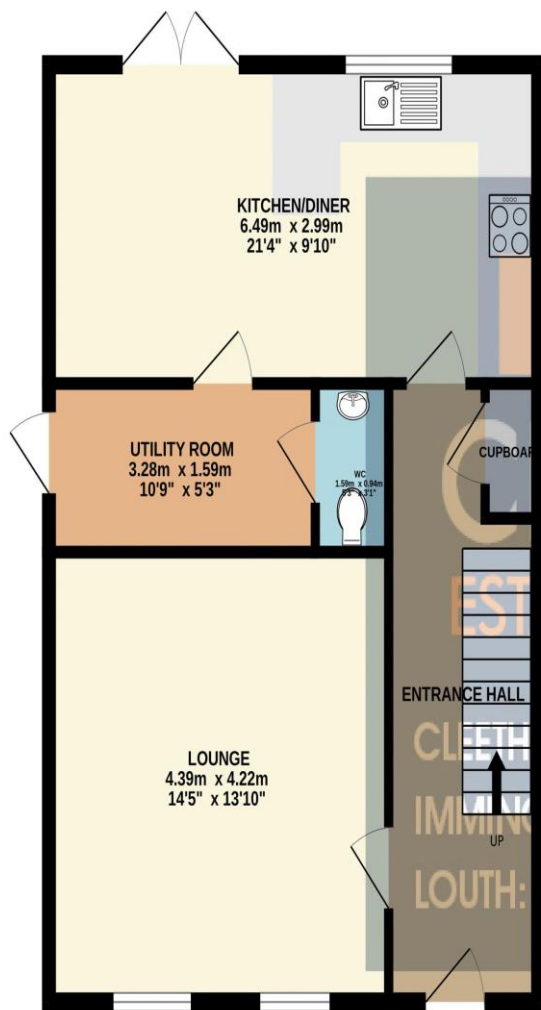


OPEN 7 DAYS A WEEK

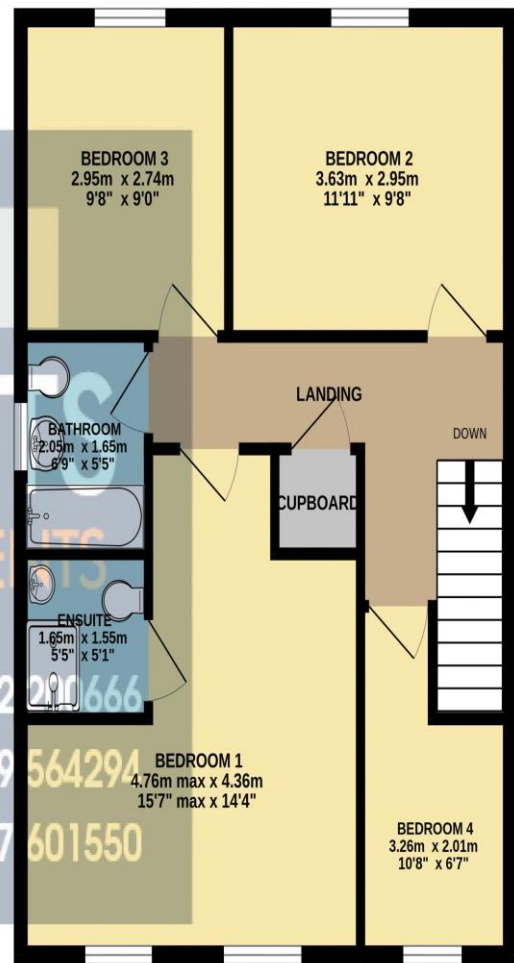
Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
55.6 sq.m. (598 sq.ft.) approx.



1ST FLOOR
55.6 sq.m. (598 sq.ft.) approx.



TOTAL FLOOR AREA : 111.2 sq.m. (1197 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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