



23 Buttercup Lane  
Louth  
LN11 0FQ

Offers in the Region Of £265,000



## 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.

Cleethorpes      01472 200666  
Immingham      01469 564294  
Louth      01507 601550

[www.facebook.com/croftsestateagents](http://www.facebook.com/croftsestateagents)



## 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 en-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](http://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](http://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 HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



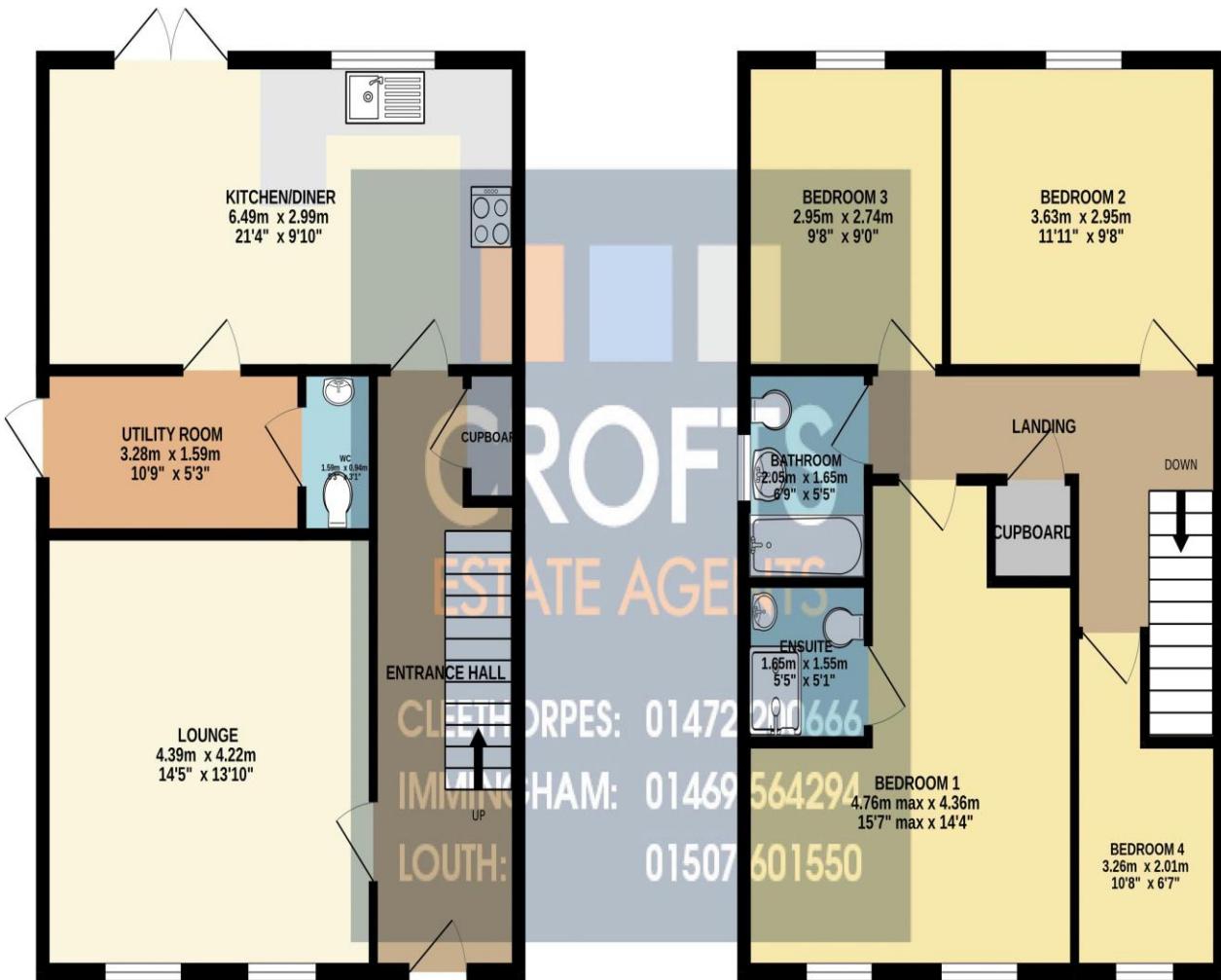
**OPEN 7 DAYS A WEEK**

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.

Made with Metropix ©2026

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.