



67 Daisy Way, Louth, LN11 0FS

**FOR SALE - £237,500**

**CanTERS**  
Chartered Surveyors

A superb Three Bedroom Semi-Detached House with Single Garage found on the now established and highly regarded Westfield Park Development. Constructed in 2022, the property is finished to a high specification and has been further enhanced by the vendors to offer well-presented and fashionably decorated accommodation.

The accommodation briefly comprises; Entrance Hall with Cloakroom off, a Sitting Room and Kitchen Diner. To the first floor are Three Bedrooms, Family Bathroom and an En-Suite Shower Room. The property has many notable features including grey fronted Upvc Double Glazed Windows, a Gas Fired Central Heating System being underfloor to the ground floor, security alarm, oak veneered doors and superfast fibre optic broadband. Westfield Park is found off Grimsby Road and is well placed for the centre of this historic, charming Georgian market town with its various selection of shops and schools including King Edward VI Grammar School, two golf courses, leisure centre and other amenities.

<b>Entrance Hall</b>	With grey fronted high performance composite entrance and patterned vinyl flooring.
<b>Cloakroom</b>	With continued patterned vinyl flooring and white Roca suite comprising; low flush WC and vanity style wash hand basin with mixer tap over.
<b>Sitting Room</b>	5.11m x 3.63m Found to the front of the property with understairs cupboard and provision for a wall mounted television.
<b>Kitchen</b>	4.67m x 2.79m Well fitted with a range of grey shaker style wall cupboards and base units together with breakfast bar and contrasting worktops with matching upstands. Inset drainer sink unit with mixer tap over. Integrated appliances include a Neff microwave oven, four ring induction hob with stainless steel chimney style extractor over. Built in wine cooler and housing for a washing machine. Downlights to ceiling, provision for a wall mounted television and patterned vinyl flooring. A window overlooks the rear garden and two Upvc double glazed doors open out onto the patio.
<b>Landing</b>	With storage cupboard and loft access.
<b>Bedroom 1</b>	3.87m x 2.61m With window overlooking the rear garden and provision for a wall mounted television.
<b>En-Suite</b>	With suite comprising; low flush WC, white vanity style wash hand basin with mixer tap over and shower with sliding door and having a combination rain head and hand held attachment. Down lights to the ceiling, tiling to both the floor and walls and a wall mounted chrome towel rail.
<b>Bedroom 2</b>	3.08m max x 2.61m max With window to front aspect.
<b>Bedroom 3</b>	3.37m x 2.19m With window to front aspect.
<b>Bathroom</b>	With white suite comprising; panelled bath with glass screen and shower over. White vanity style wash hand basin with mixer tap and a low flush WC. Tiling to both the floor and walls, downlights and a wall mounted chrome towel rail.
<b>Outside</b>	To the front the garden is open plan and laid partly to lawn with block paved pathways and drive which leads to the single brick and tile garage. The garage has a grey roller door, personnel door, light, power and a security light to the front. The rear garden has fenced boundaries and is laid partly to lawn with a paved patio. Up/down lighters and outside tap.
<b>Tenure</b>	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
<b>Management Fee</b>	We understand that there is an estate maintenance fee payable on this development. For further details please contact this office.
<b>Council Tax Band:</b>	'B' NB: This can be reviewed by the Local Authority.
<b>EPC Rating:</b>	'B'

#### **FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: XX/XX/2024

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**Canters**  
www.canters.co.uk

**01472 356143**



Hallway



Sitting Room



Sitting Room



Kitchen



Kitchen Dining



Bedroom 1

**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 26/07/2023

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bathroom



Landing

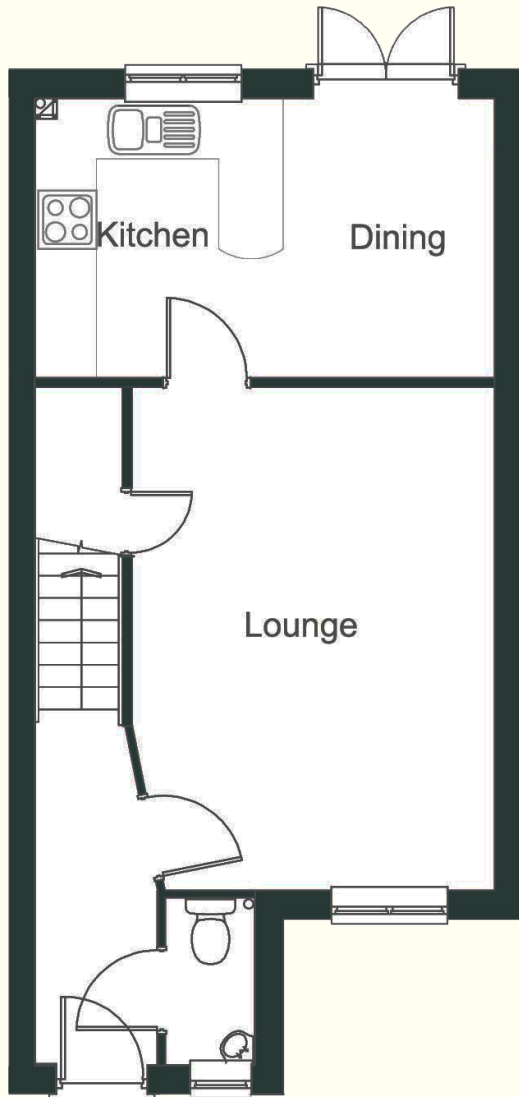
**CanTERS**  
www.canTERS.co.uk

01472 356143

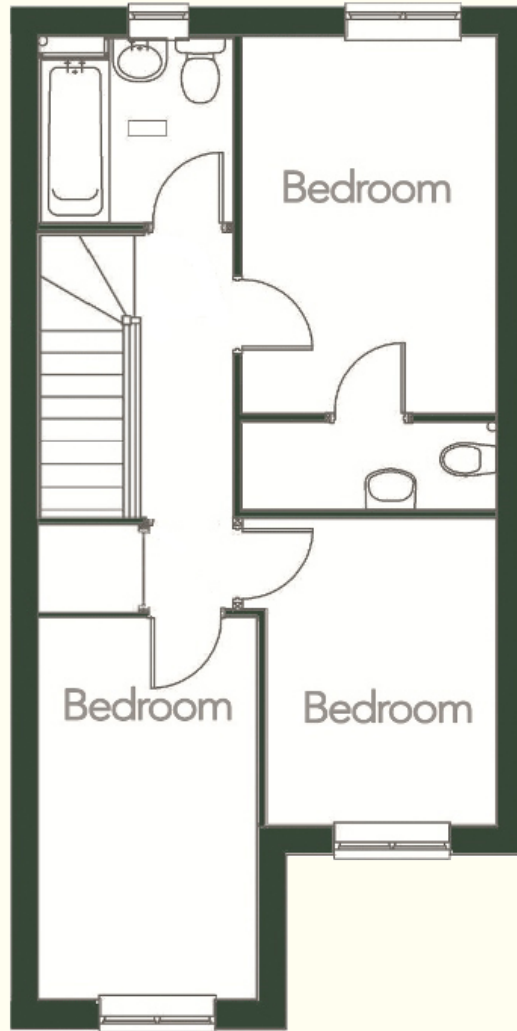
Property Inspected: 26/07/2023

Grimby 12 Town Hall Street, DN31 1HN

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



Ground Floor



First Floor



Driveway



Garden

**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 26/07/2023

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.