



Daisy Way, Louth, Lincolnshire, LN11 0FS

FOR SALE - £355,000

CanTERS

Chartered Surveyors

A fabulous double bay fronted **FOUR BEDROOM DETACHED HOUSE** with single garage favourably positioned on the highly regarded Westfield Park development. Constructed in 2019 to the popular Maple design by renowned local builders, Snape Properties Ltd, the property is finished to a high specification and has been further enhanced by the vendors to offer well presented accommodation.

The accommodation briefly comprises an entrance hall with cloakroom off, a bay-fronted sitting room and a fabulous well-appointed kitchen/diner with utility room off. To the first floor are four bedrooms, family bathroom and en-suite shower room. The property has many notable features including grey Upvc double glazed windows, full gas central heating, 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 and charming Georgian market town with its varied selection of shops and schools, including King Edward VI Grammar School, two golf courses, leisure centre and other amenities.

Entrance Hall	With grey fronted high-performance composite entrance door, alarm, under stairs storage cupboard and ceramic tile floor.
Cloakroom	With white Rocca suite comprising low flush w.c. and vanity wash hand basin with mixer tap over and tiled splashback
Sitting Room	3.49m plus bay x 6.77m. With walk in bay to the front of the property, contemporary feature chimney breast with LED flame inset fire and built in television display unit. Wood effect flooring and two Upvc double glazed doors open out onto the rear garden.
Kitchen / Diner	3.47m x 6.70m. Well fitted with a comprehensive range of grey high gloss wall cupboards and base units together with breakfast bar and contrasting wood effect laminate worktops and matching upstands. Inset stainless steel drainer sink unit with mixer tap over. Integrated appliances include a Neff oven with four ring induction hob and a stainless-steel chimney style extractor hood over, built in fridge/freezer and dishwasher. Inset spot lights can be found over the kitchen with under unit lights and pendant lighting over the dining area. Two Upvc double glazed doors open out to the patio and a window overlooks the front garden. Ceramic tile flooring.
Landing	spelled staircase, loft access and airing cupboard containing hot water cylinder.
Bedroom 1	3.85m x 3.39m. With window to the front aspect, wood effect laminate floor, provision for a wall mounted television and a wall mounted electric fire.
Ensuite	Fitted with a white suite comprising pedestal wash hand basin with mixer tap, low flush w.c. and shower with rain head fitting and separate attachment. Wall mounted chrome towel rail, tiling to walls and contrasting floor tiles.
Bedroom 2	3.86m x 3.53m. With window to front aspect, wood effect vinyl floor, provision for a wall mounted television.
Bedroom 3	3.40m x 2.76m. With window overlooking rear garden, wood effect vinyl floor, provision for a wall mounted television.
Bedroom 4	2.76m (max.) x 3.32m (max.). With window overlooking rear garden, wood effect vinyl floor, provision for a wall mounted television.
Family Bathroom	Fitted with a Rocca suite comprising panelled bath with glass screen and shower over, vanity style wash hand basin with mixer tap and low flush w.c. Wall mounted chrome heated towel rail, inset spotlights, tiling to three walls and contrasting floor tiles.
Outside	The property occupies a favourable position having a slightly elevated corner plot. The front the garden is open plan being laid partly to lawn with a decorative stone bed containing a variety of shrubs. A block paved pathway and drive lead to the single semi-detached brick and tile garage with grey roller door and personnel door to the side with light and power. The enclosed rear garden benefits from both fenced and walled boundaries and is partly lawned with a full width patio to the rear of the house. There are decorative slate and stoned areas together with raised boarders and a railway sleeper patio. Outside lights and power point.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Management Fee	We understand that there is an estate maintenance fee of £99 per annum. This should be verified by your solicitor.

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: 26/05/2022

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

ADDITIONAL PHOTOS & PLANS



Hallway



Kitchen



Kitchen / Dining



Sitting Room



Sitting Room



Bedroom 1

Grimby 12 Town Hall Street, DN31 1HN

Property Inspected: 26/05/2022

CanTERS
www.canTERS.co.uk

01472 356143

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.

ADDITIONAL PHOTOS & PLANS



Ensuite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden

CanTERS
www.canTERS.co.uk

01472 356143

Grimby 12 Town Hall Street, DN31 1HN

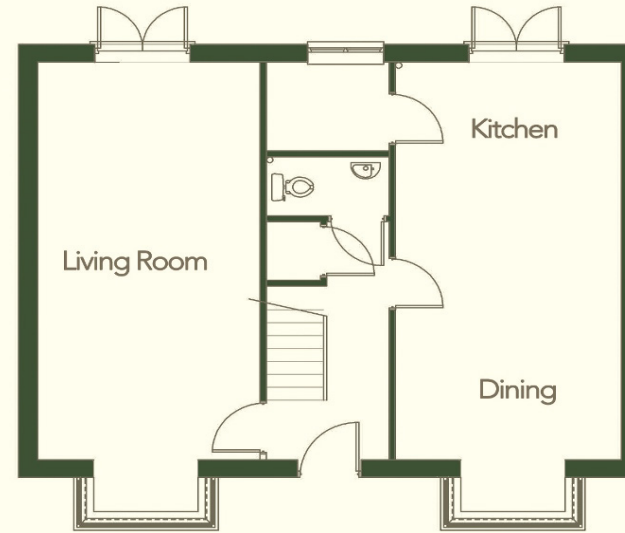
Property Inspected: 26/05/2022

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.

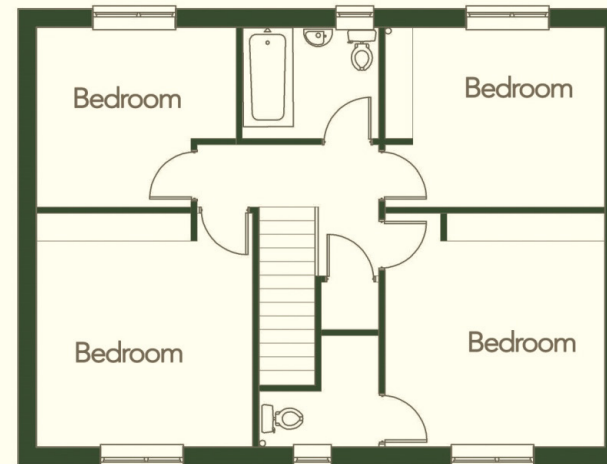
ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Garden



CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 26/05/2022

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.