



CHOICE PROPERTIES

Estate Agents

12 Buttercup Lane,
Louth, LN11 0FO

Price £595,000



It is a pleasure for Choice Properties to bring to market this beautiful, high specification, four double bedroom detached residence situated on Buttercup Lane located in the thriving market town of Louth. Completed by 'Snape Homes' to a high standard with a open contemporary feel throughout the property features a modern interior that has been fitted with the latest 'NEFF' appliances, Karndean flooring, underfloor heating to ground floor, 'Mira' digital showers, 'Roca' fittings to bathrooms, LED lighting as well as much more. All rooms are generously proportioned and large uPVC double glazed windows allow the property to feel abundantly light and bright. Externally, the property features a detached double garage, an outdoor garden room, a fully enclosed rear garden and a spacious driveway offering parking for six cars comfortably. The property is only 4 years old and benefits from the remaining warranties and guarantees.

With the additional benefit of gas central heating with zoned control, underflooring heating to ground floor and radiators to first floor, uPVC double glazing, 'NEFF' appliances, LED Lighting, 'Karndean' flooring throughout the ground floor, and 'Mira' digital showers in all bathrooms, the generously sized and abundantly light and airy internal living accommodation comprises:-

Front entrance door

Composite front entrance door with obscured glazing panels to the side. Hard wired 'Ring' doorbell.

Hallway

14'11 x 7'9

With 'Karndean' flooring that continues throughout the ground floor of the property. Staircase leading to the first floor landing. Under stairs storage cupboard housing the underfloor heating manifold and telephone/internet connections. Composite entrance door. Spot lighting. Power points. Internal doors leading to the office, living room and the:-

Office/Snug/Playroom

9'3 x 12'3

With a large UPVC window to front aspect. Power points. Tv aerial point.

Living Room

16'9 x 17'0

Spacious living room which features a remote controlled 'Dru' log and real flame gas fire. Large walk in bay uPVC window. Spot lighting. Power points. TV aerial point. 'Sky' connections.

Open Plan Kitchen/Living/Dining Area

13'1 x 36'3

The kitchen is a Turnball Kitchen with marble Silestone worktops incorporating the sink unit and drainer. Full height splash back and features a range of large pan drawers which incorporate three sets of cutlery drawers, a range of wall cabinets with horizontal bi-folding doors, and a magnificent central island (3.6m X 1.2m) which is home to a further sets of pan drawers and provides dining for six people, with overhead lighting above and pop up power/usb points. Ambient lighting is also present throughout. The kitchen further benefits from a range of extras including a Quooker tap which provides hot, chilled sparkling and still water, a wine cooler, pull out dual bins, 'NEFF' induction hob with pull out extractor. An impressive bank of units with a 'Le Mans' larder unit and 'NEFF' appliances which include Coffee Machine with WiFi, Hide and Slide Double ovens and Microwave. The kitchen extends into the open plan Sitting/Entertaining Space which is fitted with fully opening uPVC Bifold doors and velux windows which creates a light and airy spacious area. The room also has power points, a tv aerial point and an internal door leading to the utility room.

Utility Room

5'2 x 8'1

This room features matching units to the kitchen with inset sink and mixer tap, consumer unit, alarm panel, thermostat, Integrated 'Neff' Washing Machine and 'Candy' Tumble Dryer, 'Worcester Bosch' Boiler which supplies the underfloor heating to the ground floor and central heating to the first floor and power points. Plug in smart meter. 'Harvey DualFlo' water softener. External uPVC door with a full height frosted glass panel that leads to the side. Internal door leading to:-

Cloakroom WC

5'2 x 3'6

Fitted with 'Roca' fittings which include push flush wc and a wash hand basin set over vanity unit with chrome mixer tap. Tiled flooring. Half tiled marble effect walls. Spot lighting. Extractor fan.

Landing

16'1 x 14'10 (to furthest measurement)

Internal doors to family bathroom and all bedrooms. Built in storage/airing cupboard housing the hot water cylinder with fitted shelving. Access to loft via loft hatch. Spot lighting. uPVC window to front aspect. Power points. Radiator.

Master Bedroom

15'4 x 12'4

Large double bedroom. Large uPVC double glazed window to front aspect. Spot lighting. Radiator. Power points. Tv aerial point. Double opening doors leading to:-

Dressing Area

6'5 x 12'2

Fitted with open wardrobes, drawer and shelving units. Spot lighting. Radiator. Power points. Door to:-

Ensuite Shower Room

5'6 x 12'3

Fitted with a three piece suite comprising of a walk in 'Mira' digital shower with additional external controls plus traditional and rainfall shower attachments, twin 'Roca' wash hand basins set over 'Roca' vanity units with 'Roca' chrome mixer taps and a back to wall wc. Chrome heated towel rail. Electric shaver points. Demisting mirror with Bluetooth speakers and ambient lighting which can be remotely controlled. Spot lighting. Fully tiled marble effect walls and floors. Extractor. Two obscured glass windows to the rear aspect.

Bedroom 2

15'7 x 13'3

Large double bedroom. Large uPVC double glazed bay window to front aspect with fitted seating/storage area. Spot lighting. Radiator. Power points. Tv aerial point. Door to:-

Ensuite Shower Room

8'1 x 3'11

Fitted with a three piece suite comprising of a 'Mira' digital shower cubicle with additional external controls plus traditional and rainfall shower attachments, 'Roca' wash hand basins set over 'Roca' vanity unit with 'Roca' chrome mixer tap, and a back to wall wc. Chrome heated towel rail. Electric shaver points. Demisting mirror with Bluetooth speakers and ambient lighting which can be remotely controlled. Spot lighting. Fully tiled marble walls and floors. Extractor.

Bedroom 3

8'11 x 13'10

Double bedroom with large uPVC double glazed bay window to rear aspect. Spot lighting. Radiator. Power points. Tv aerial point.

Bedroom 4

11'2 x 10'8

Double bedroom with large uPVC double glazed bay window to rear aspect. Spot lighting. Radiator. Power points. Tv aerial point.

Bathroom

7'11 x 9'0

Fitted with a four piece suite comprising of a large marble panelled double ended bath with chrome mixer tap, a 'Mira' digital shower cubicle with traditional and rainfall shower attachments, 'Roca' wash hand basin set over 'Roca' vanity unit with chrome mixer tap and a back to wall wc. Chrome heated towel rail. Electric shaver points. Demisting mirror with Bluetooth speakers and ambient lighting which can be remotely controlled. Spot lighting. Fully tiled marble walls and floors. Extractor. Obscured glass uPVC window to side aspect.

Gardens

The property benefits from beautifully manicured gardens to both the front and rear of the property. The front garden is laid to lawn with mature planting which adds an extra pop of colour. The rear garden is fully enclosed and private which features a grey sandstone patio which leads onto the lawned garden with raised flower beds and further patio space. The garden benefits from mature plants, trees, and shrubbery which add a plethora of life and colour to the garden, whilst the patio area is currently used as an outdoor seating area and provides the perfect place relax and unwind in the summer weather. External sockets plus 32 amp power supply.

Garden Room

11'6 x 18'5

Located at the base of the garden is a garden room that has been completed to a high specification and features a generously sized lounge seating area/space. It is fitted with power and lighting, Dual aspect uPVC windows/doors which open up onto the garden. External power points.

Double Garage

20'8" x 17'4"

Detached brick built double garage fitted with power and lighting and two remote operated electric roller doors. Pedestrian access door to side aspect.

Driveway

Large block paved driveway currently providing off the road parking space for several vehicles.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band E.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

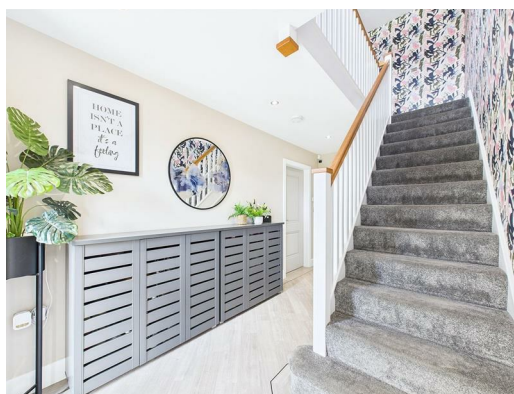
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

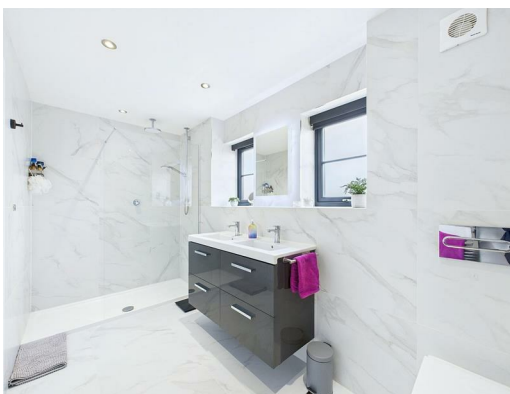
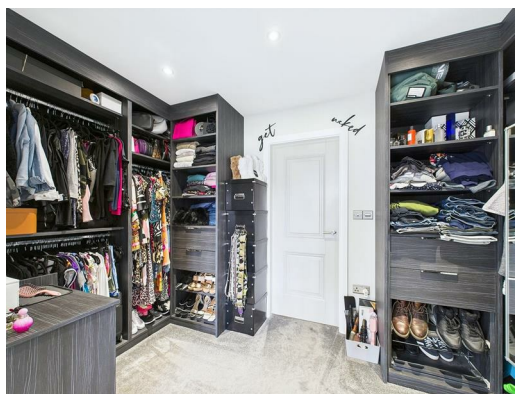
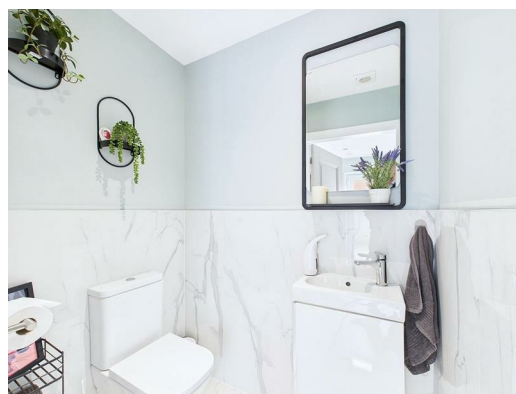
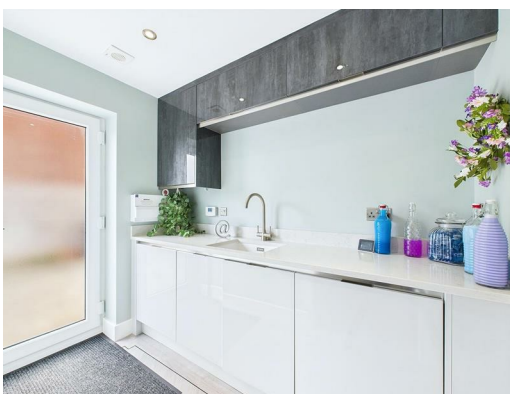
Making An Offer

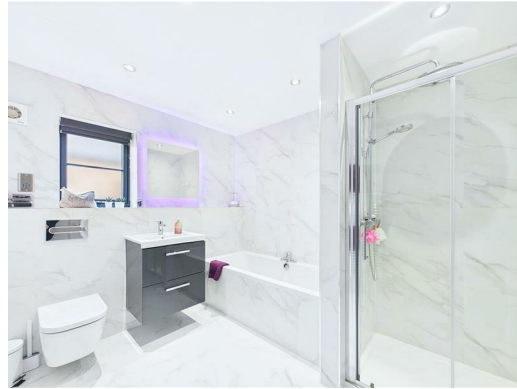
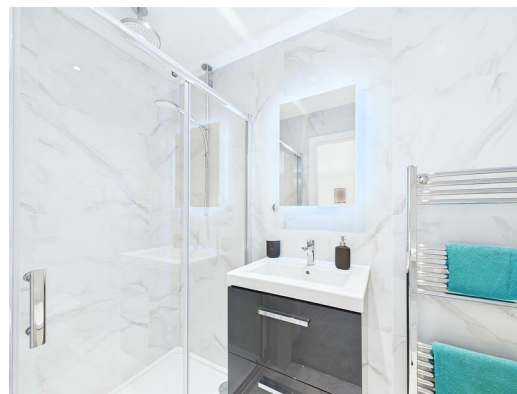
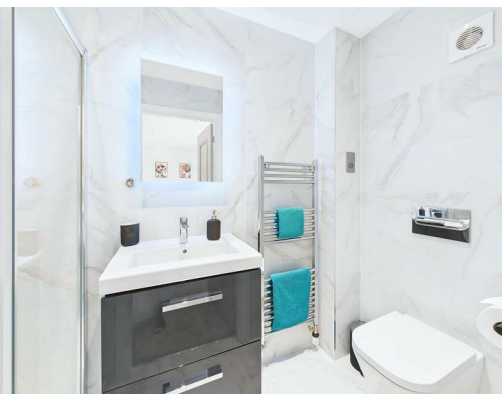
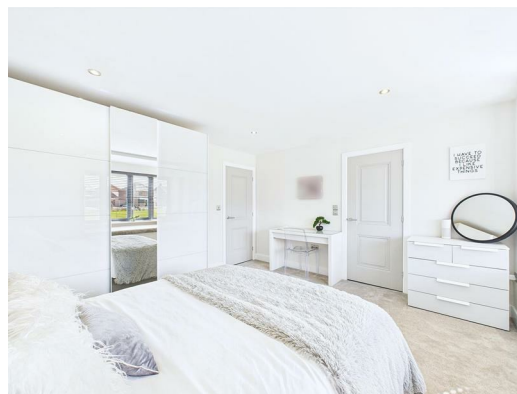
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









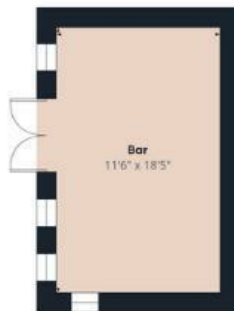




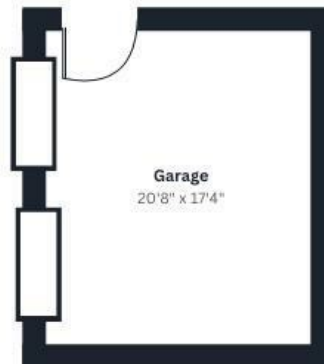
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^a
2471.08 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From St James' Church, head north along Grimsby Road for 750m then turn left onto Bee Orchid Way. Continue for 100m then turn left onto Buttercup Lane. Continue for 100m and you will find the property on your left hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

