



40 BEE ORCHID WAY

LOUTH, LN11 0FP

£380,000
FREEHOLD

Welcome to Bee Orchid Way in Louth! This impeccable and versatile family home is designed to provide ample space filled with natural light. The focal point of this residence truly is the beautiful open-plan living dining kitchen



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40 BEE ORCHID WAY

- NEW BUILD FOUR BED DETACHED • MODERN DECOR THROUGHOUT • MASTER WITH EN-SUITE • LIVING ROOM AND SNUG • OPEN PLAN KITCHEN/DINER • GARAGE WITH OFF STREET PARKING • LOW MAINTENANCE GARDEN • FREEHOLD • COUNCIL TAX BAND D (East Lindsey) • EPC - B



Full Description

Welcome to Bee Orchid Way in Louth! This impeccable and versatile family home is designed to provide ample space filled with natural light. The focal point of this residence is the beautiful open-plan kitchen-dining-family room, featuring bi-fold doors that open onto the rear garden.

Complementing this, there's a separate utility room and a convenient ground floor WC.

This flexible family home extends its offerings with two additional reception rooms at the front of the property. One of these rooms, currently used as a playroom, could easily transform into a fantastic home office, while the other is a formal living room. Ascending to the first floor, you'll discover four double bedrooms, with the master bedroom boasting an en-suite shower room. The entire floor is serviced by a well-appointed and immaculate family bathroom.

Nestled in a popular and conveniently located new residential estate, Bee Orchid Way is situated near all local amenities, making it an ideal choice for a great family home.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor and an under stairs storage cupboard.

LOUNGE

Forward facing with space for comfy sofas, creating an inviting formal living room

SNUG / PLAYROOM

Located at the front of the property and enjoying the same outlook as from the sitting room, currently being used as a play room, this has got the flexibility for a home office or snug

OPEN PLAN LIVING/DINING KITCHEN

Step into the heart of modern living with this impressive and spacious open-plan living/dining kitchen. The carefully designed space seamlessly integrates a contemporary fitted kitchen with a welcoming living area, creating a harmonious environment for daily life and entertaining. The kitchen is a showcase of style and functionality, featuring a range of built-in units Equipped with top-of-the-line appliances, the kitchen boasts a tall unit housing a built-in Neff electric oven and grill, accompanied by a Neff ceramic induction hob. Storage solutions are cleverly integrated, with a tall, double unit, and eye level oven Natural light floods the kitchen area through a window on the rear elevation, creating a bright and inviting atmosphere. Moving seamlessly into the living and dining area, you'll find an excellent-sized space designed for comfort and versatility. Wide bi-folding double-glazed doors open onto the rear patio and garden, seamlessly connecting indoor and outdoor living. The room is adorned in subtle neutral tones, creating a calming backdrop for everyday life. To enhance comfort, digital control for underfloor

heating allows for precise temperature regulation, ensuring a cosy atmosphere throughout the living/dining kitchen. In summary, this open-plan space offers a perfect blend of contemporary design, functionality, and comfort, creating a welcoming hub for both culinary delights and shared moments.

UTILITY ROOM

A thoughtfully designed space seamlessly integrated to complement the adjacent kitchen. The practical elements of the utility room are apparent in its layout, featuring a double base cupboard for ample storage. The hardwood block worksurface provides a durable and aesthetically pleasing platform for various tasks. A white ceramic single-drainer sink unit with a chrome mixer tap adds functionality and a touch of sophistication to the space.

WC

WC Connected to the utility room is the cloakroom/WC, featuring a white suite that exudes modern simplicity. The square-design dual-flush, low-level WC and suspended vanity wash hand basin with a chrome pillar mixer tap offer functionality and style. Metro-style tiles as a splashback create a contemporary touch, and a cupboard beneath, finished in gloss white, provides additional storage. Continuing the theme from the utility room, coat pegs on a wall rail offer a practical solution for keeping items within reach. The ceramic-tiled floor extends seamlessly from the

utility room, creating a cohesive and visually pleasing transition between the two spaces.

FIRST FLOOR LANDING

With loft hatch access and airing cupboard.

MASTER BEDROOM

Forward facing with space for a super king bed and door to:

ENSUITE

Fully tiled with a double head direct feed cubicle shower, floating WC, hand wash basin, towel radiator

BEDROOM TWO

Rear facing with space for a double bed

BEDROOM THREE

Forward facing with space for a double bed

BEDROOM FOUR

Rear facing with space for a double bed.

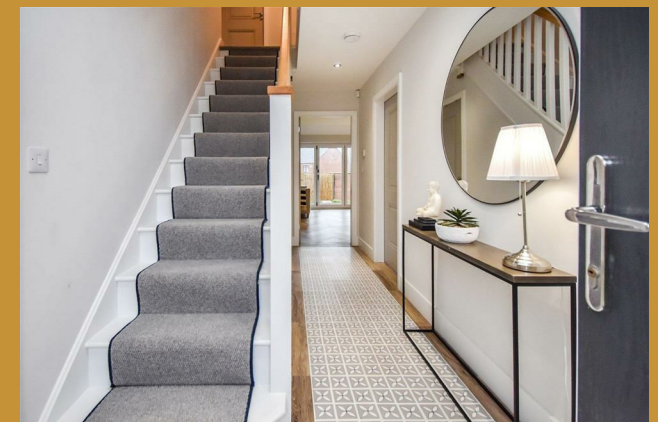
FAMILY BATHROOM

Fully tiled with cubicle shower, panelled bath, floating WC, vanity housed hand wash basin, towel heater.

EXTERNALLY

The front of the property is laid to lawn with a block paved driveway leading to the garage with electric roller shutter door. The rear garden is fully enclosed, laid to lawn with a patio area.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey District Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1478 sq. ft / 137.43 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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