



**48 ALBATROSS WAY**  
LOUTH, LN11 0ZF

**£215,600**  
**FREEHOLD**

Welcome to Albatross Way - this striking three bedroomed, three storey family home has so much to offer and is ready for you to call your next home!



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01724 642002

## 48 ALBATROSS WAY



### DESCRIPTION

Nestled to the north east of Louth, this modern three-storey house is a gem waiting to be discovered!

Offering stylish family living that seamlessly flows across three levels, this superb family home also boasts a remaining 5 years NHBC warranty.

The light and airy Reception Hallway invites us to the breakfast kitchen which is equipped with integral appliances, ensuring convenience and finesse go hand in hand.

The Ground Floor WC offers practicality for everyday living as well as guests and the welcoming spacious Lounge is flooded with natural light thanks to the stunning double doors that open onto the landscaped rear garden, featuring a patio area and artificial lawn, perfect for both relaxation and entertaining.

To the First Floor, there are two good sized bedrooms which are serviced by the Family Bathroom. The Second Bedroom is currently utilised as an additional Living Room, adding to the flexibility and the versatility that this stunning home has to offer.

The additional Landing invites us to the second floor and is the perfect spot to curl up with a book or use as a Home Office space if desired. The large master suite occupies the entire second floor and is a fantastic space, complete with a useful ensuite shower room and enjoys views across to St James Church Spire.

Convenience is key with allocated parking for two vehicles and also including a single garage,

making coming home a breeze. The cul-de-sac location adds a sense of privacy and tranquillity to this already desirable property.

Whether you're looking to unwind in the peaceful surroundings of the garden or host gatherings in the welcoming lounge, this property offers the best of both indoor and outdoor living.

Don't miss the opportunity to make this modern house your new 'home sweet home'!

### RECEPTION HALL

The welcoming Reception Hallway has doors leading to all principal ground floor rooms and staircase rising to the First Floor with a useful full length storage closet to recess.

### BREAKFAST KITCHEN

The Kitchen Area offers a contemporary range of fitted units with complimenting worksurface over and inset sink unit. The quality finishes and thoughtfulness in this home's design continues with a vast range of fitted integral appliances to include fridge, freezer, dishwasher, electric fan oven and grill and four ring gas hob with extractor above. The 'Ideal' gas fired combi boiler is conveniently hidden in a fitted wall unit as well. A large window to the front concludes this bright and airy space with ample room for a breakfast table and chairs.

### WC

With tiled flooring and upstand above the wash hand basin and with WC.



## LOUNGE

A generously proportioned formal reception room with full length side panels and double doors leading onto the rear garden. There is also ample space for media outlets, large comfy sofas and armchairs.

## FIRST FLOOR LANDING

The Return Landing invites us to all principal first floor rooms and also having doorway to the additional Landing and Second Floor.

## BEDROOM TWO

With dual windows to the rear elevation, this generous double bedroom is currently utilised as a second Lounge and Games Room.

## FAMILY BATHROOM

This large Family Bathroom easily services the first floor bedrooms with a panelled bath, wash hand basin and WC. Feature tiling to majority walls.

## BEDROOM THREE

A spacious bedroom with window to the front.

## SECOND FLOOR LANDING

With window to the front, this area lends itself to the perfect snug reading corner or Home Office space. The second staircase rises to:

## MASTER BEDROOM SUITE

The vast, impressive Master Bedroom enjoys a large window to the front with fantastic elevated views across to St James's Church Spire. There is more than ample space for bedroom furniture and an additional 'velux' style window to the rear. Door to:

## ENSUITE

With double shower cubicle with bi-folding doors, electric double head shower and feature tiling to majority walls. Wash hand basin, WC, towel rail radiator and 'velux' style window to the rear.

## OUTSIDE

To the front, the front garden area is finished with decorative slate chippings and a paved pathway leads to the front entrance portico and door. The property's allocated parking is just in front of the property itself.

To the rear, the fully enclosed easterly facing garden enjoys the ease of low maintenance thanks to its clever landscaping providing a beautiful entertaining area that's perfect for BBQs with artificial lawn and paved patio. There is also a garden pathway, with a useful gated side access - an ideal storage area for wheeliebins etc.

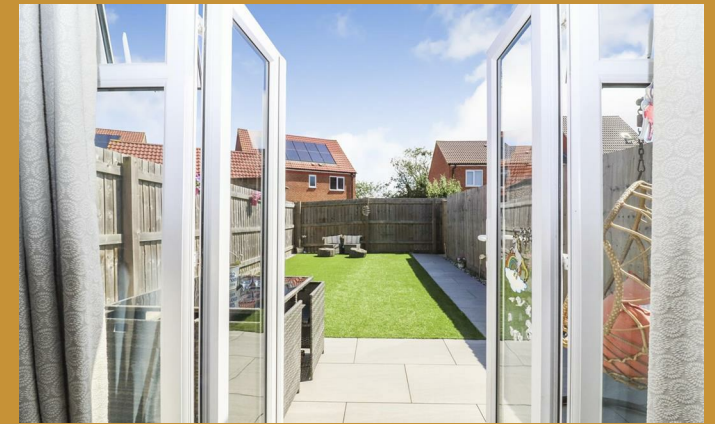
## GARAGE

With up and over door, the Garage is situated just opposite the property.

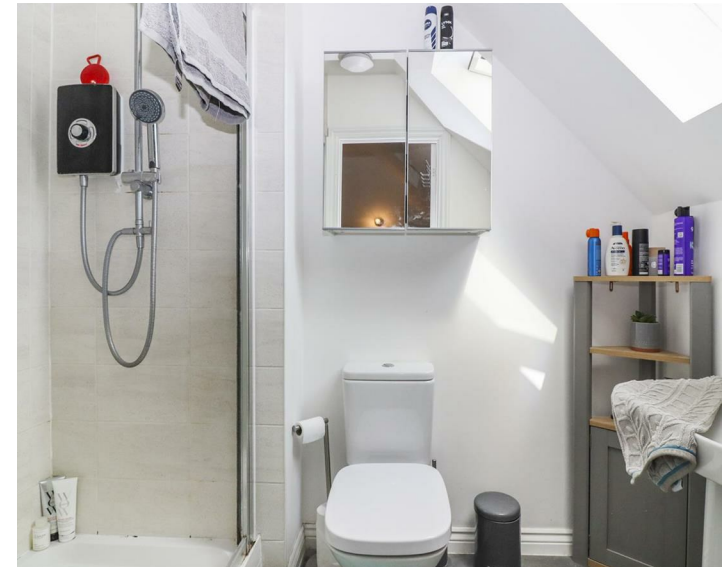
## AGENTS NOTE

There is an annual service charge due in January for the upkeep of the estate payable to 'Encore' which as of Jan 2024 was £249.19.

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## ADDITIONAL INFORMATION

**Local Authority** – East Lindsey District Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1172.00 sq ft

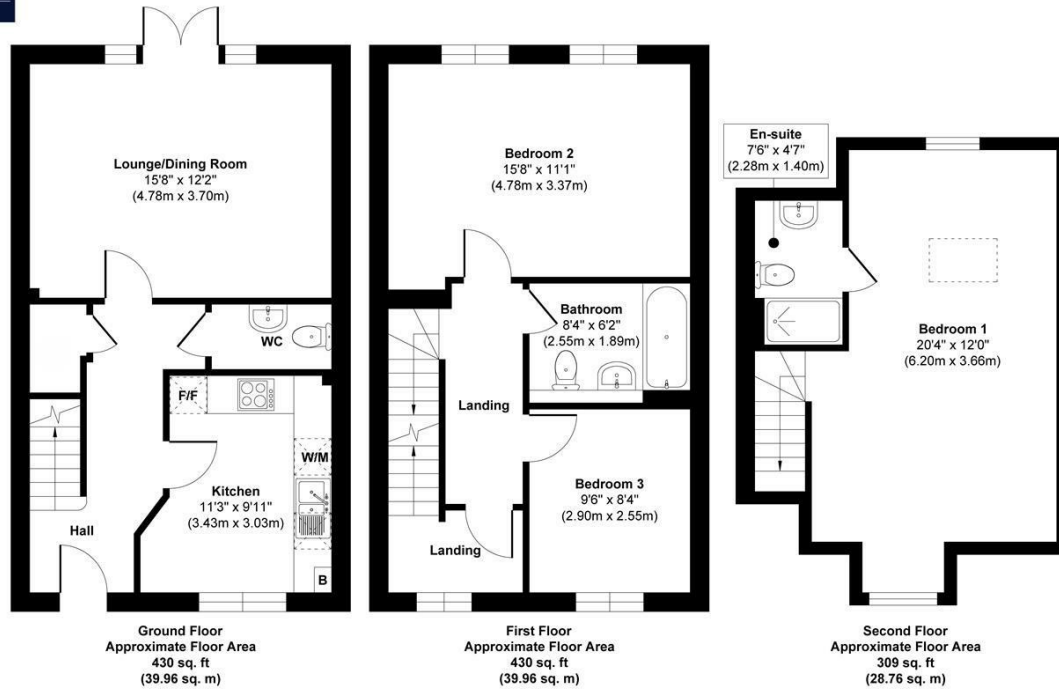
**Tenure** – Freehold







### Albatross Way, Louth



**Approx. Gross Internal Floor Area 1169 sq. ft / 108.68 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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