



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

**£220,000**  
**FREEHOLD**

Announcing Albatross Way - modern, elegant, three storey perfection.  
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## 46 ALBATROSS WAY



### Description

Tucked away in a peaceful close of just four homes off Albatross Way itself, this beautifully presented property offers the perfect blend of modern living and tranquil surroundings.

Built in 2019 and benefitting from four years remaining on the NHBC warranty, this stunning home has been thoughtfully upgraded and tastefully decorated throughout to a high specification. The welcoming and well planned living briefly comprises of a bright reception hallway, leading to the spacious lounge diner opens via double doors to the rear garden, creating a seamless indoor-outdoor living space, while the sleek, modern breakfast kitchen is fully equipped with integrated appliances. A convenient ground floor cloakroom concludes this level, handy for guests and family living.

To the first floor, you will discover two well appointed and sizeable bedrooms and a luxurious Family Bathroom.

Rising to the second floor,, the highlight is the incredible master bedroom suite occupying the entire second floor—an impressive private retreat with the added benefit of a full range of fitted wardrobes and generously sized ensuite shower-room.

Outside the property continues to amaze, with a fabulous, enclosed rear garden, a separate garage, two dedicated parking spaces and an EV charging point - this home offers both comfort and convenience in abundance.

Viewing is essential on this stunning home - don't miss the opportunity to make Albatross Way your next place to call 'home'!

### Reception Hall

With doors leading to all principal ground floor rooms. LVT flooring, 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 gloss finished units with complimenting worksurface and upstand 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 combination washer dryer, fridge, freezer, dishwasher, electric fan oven& grill and four ring gas hob with sleek modern extractor above. The 'Ideal' gas fired combi boiler is conveniently hidden in a fitted wall unit.

A large window to the front concludes this bright and airy space with ample room for a breakfast bar or bistro style table and chairs.

### WC

With LVT flooring, textured tiling to part walls, wash hand basin and with WC.

### Lounge

The well proportioned formal reception room is an inviting and bright space, boasting full length side panels and double doors leading onto the rear garden. With wood effect LVT flooring, there is also ample space for dining table and chairs, inviting sofas and armchairs and media outlets

### First Floor Landing

The Return Landing invites us to the 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 Guest Room and Home Office and features the added benefit of bespoke fitted wardrobes with hanging rails and shelving.



### Family Bathroom

This large Family Bathroom effortlessly services the first floor bedrooms with elegance. Having a panelled bath with side splashscreen and direct feed shower over, wash hand basin and WC. Textured tiling to majority walls, LVT flooring, chrome effect towel rail radiator.

### Bedroom Three

A spacious bedroom with window to the front that may be utilised as a Home Office.

### Second Floor Landing

With window to the front, this spacious area lends itself to the perfect snug reading corner or chaise lounge area . The second staircase rises to:

### Bedroom One

The Master Bedroom Suite is a luxurious and spacious retreat, enjoying 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 furnishings and benefits from a useful addition of full length mirrored and sliding door wardrobes with hanging rails and storage.

An additional 'velux' style window with blind to the rear and 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, chrome effect towel rail radiator, LVT flooring and 'velux' style window to the rear.

### Outside

To the front, the garden area is tastefully finished with decorative slate chippings, a paved pathway with

external uplighter leads to the front entrance portico and door. The property's allocated parking (2 spaces) is just in front of the property itself and also benefits from a 'Tesla' EV Charger.

To the rear, the fully enclosed easterly facing garden enjoys the ease of low maintenance and provides wonderful entertaining areas that are perfect for summer gatherings. The paved patio is set just beyond the Lounge double doors, leading onto the the generous sized formal lawn and adjoined by a pebble finished, picket fenced BBQ area to the left hand side. The garden concludes with a full width pebble finished seating area ideal for garden furniture and having a large, shaped raised sleeper flower bed, well stocked for the avid gardener!

There is also useful gated side access - an ideal storage area for wheeliebins etc.

### Agents Note

There is an annual service charge due in January for the upkeep of the estate payable to 'Encore' which as of Jan 2025 was £254,05

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### ADDITIONAL INFORMATION

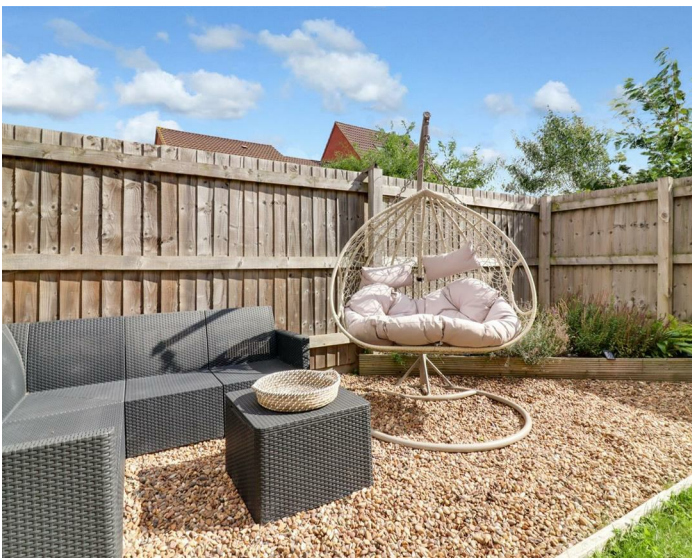
**Local Authority** – East Lindsey

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1173.00 sq ft

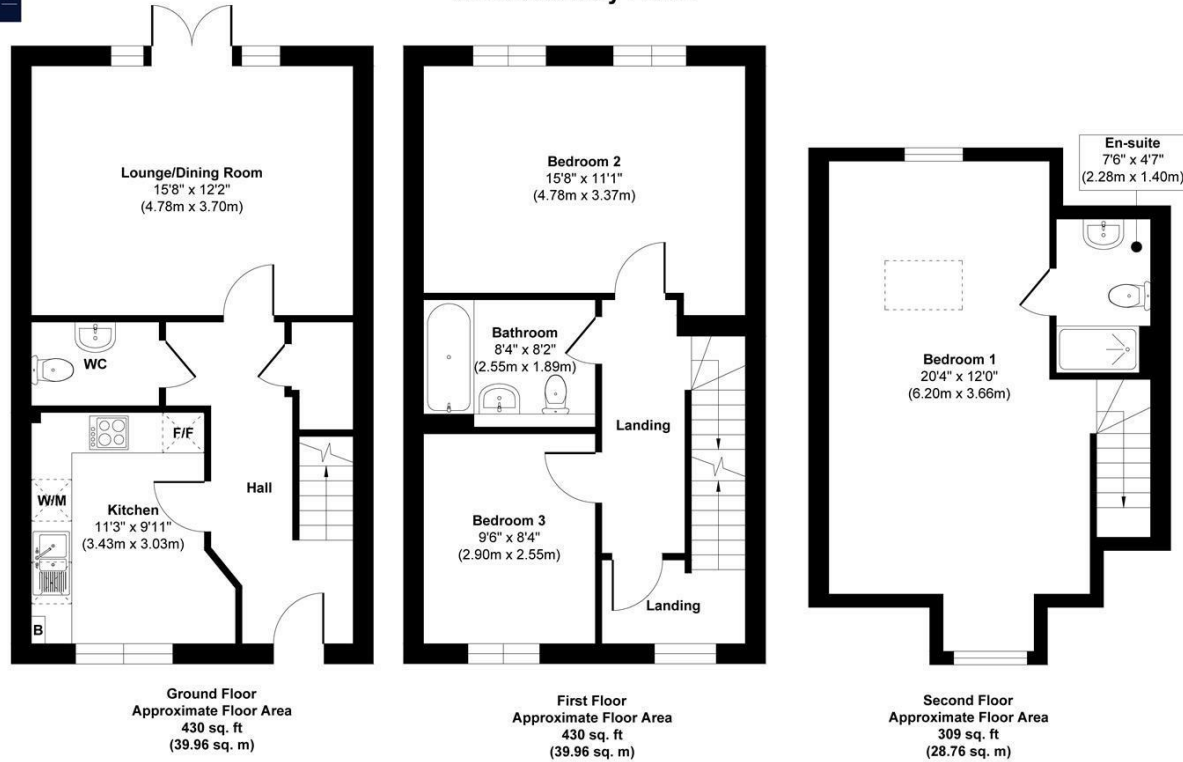
**Tenure** – Freehold







## 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>95</b>
(81-91) <b>B</b>	<b>85</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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