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Bee Orchid Way, Louth



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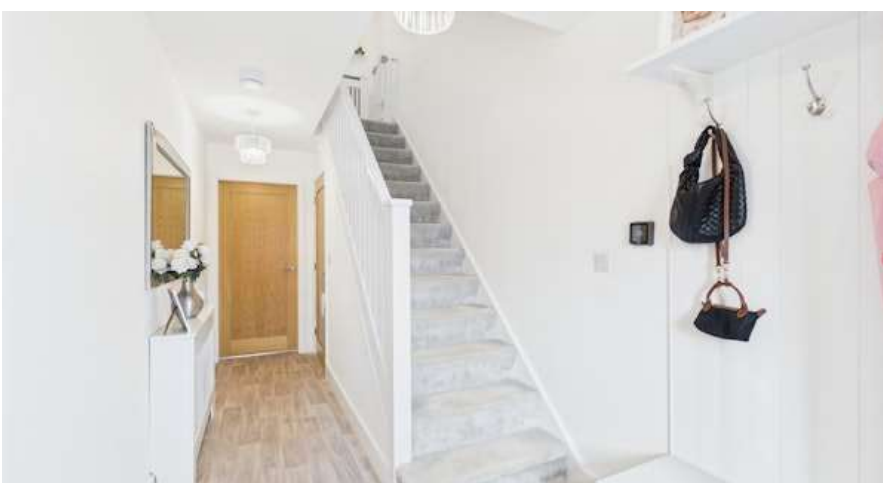
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When it comes to
property it must be


lovelle



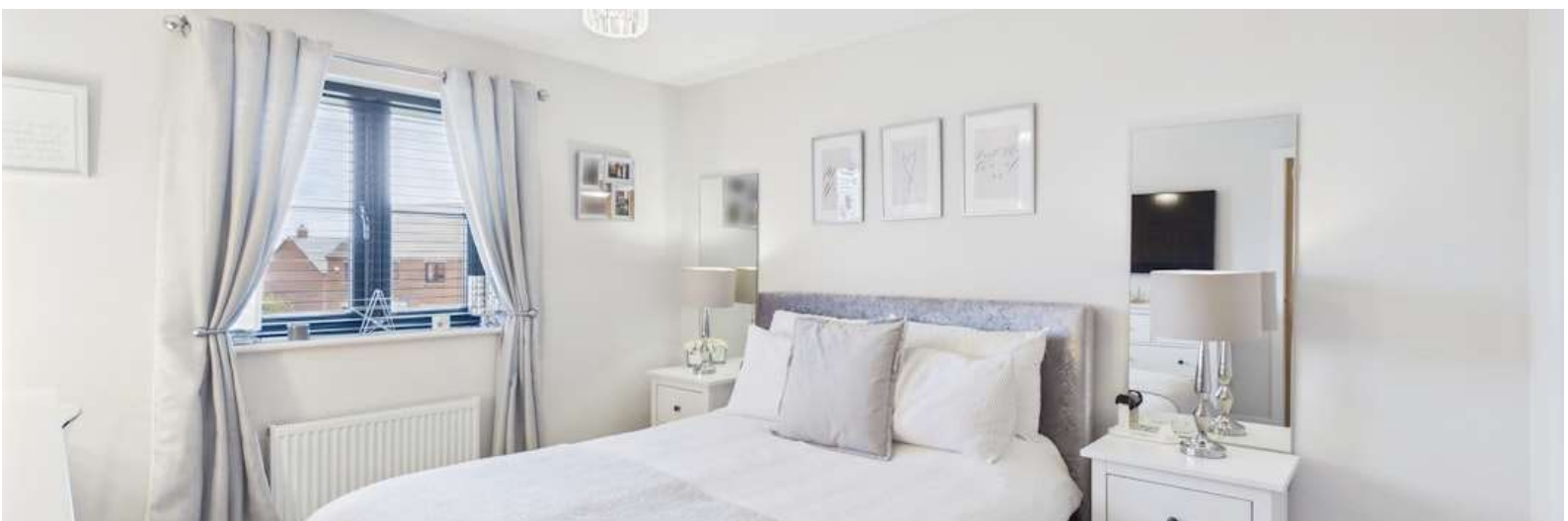
£240,000



WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE ON SOUGHT AFTER WESTFIELD PARK. Spacious accommodation comprising entrance hall, wc, lounge, kitchen diner, 3 bedrooms, ensuite & bathroom. GARDENS front & rear, GARAGE & DRIVEWAY.

Key Features

- Modern Semi Detached House
- Extremely Popular Location
- Situated on a 'No Through Road'
- Spacious Accommodation
- Entrance Hall, WC, Lounge, Kitchen Diner
- uPVC DG & GCH
- EPC rating B
- Tenure: Freehold





This modern semi detached home lies in this ever popular development of Westfield Park. Built to an exceptional standard in 2019, 'the Hornbeam' by Snape Properties, the property is finished to a high specification and offers spacious and well presented accommodation throughout. Situated on a no through road with extensive driveway, garage and gardens.

Location

Ideally located in the sought-after Westfield Park development on the edge of Louth, this home sits within the beautiful Lincolnshire Wolds—an Area of Outstanding Natural Beauty. Louth is a charming and historic market town with a strong community feel, offering an excellent mix of traditional character and modern amenities. The town centre, just a short drive or pleasant walk away, is home to independent shops, artisan bakeries, cafés, and weekly markets. Residents can also enjoy a wide choice of pubs, restaurants, and leisure facilities. Louth is particularly popular with families thanks to its excellent schools, such as King Edward VI Grammar School and Louth Academy, as well as several well-regarded primary schools and nurseries. Surrounded by scenic countryside, with easy access to walking and cycling routes, the location offers both tranquillity and convenience

Entrance Hall

5.39m x 2m (17'8" x 6'7")

composite entrance door, vinyl flooring, radiator, fitted storage and stairs to first floor accommodation

Cloakroom

1.78m x 0.78m (5'10" x 2'7")

low level WC, pedestal hand wash basin, tiled splash backs, radiator, vinyl flooring , double glazed window to side aspect and fitted blind

Lounge

5.43m x 3.3m (17'10" x 10'10")

double glazed bay window to front aspect, fitted blinds, radiator and double doors to kitchen diner

Kitchen/Diner

3.07m x 5.4m (10'1" x 17'8")

a range of fitted wall and base units, breakfast bar with 2 bar stools, integrated fridge freezer, electric oven, 4 ring induction hob, integrated dishwasher, integrated washing machine, stainless steel sink unit, wall mounted Worcester Bosch gas boiler, radiator, vinyl

flooring, double glazed window to front aspect with fitted blinds and uPVC French doors to rear garden with fitted blinds

Landing

3.26m x 2.04m (10'8" x 6'8")

roof void access , radiator and airing cupboard housing hot water cylinder

Bedroom 1

3.6m x 3.23m (11'10" x 10'7")

double glazed window to front aspect, fitted blinds and radiator

En-suite

1.03m x 2.33m (3'5" x 7'7")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, fully tiled splash backs, vinyl flooring and heated towel rail

Bedroom 2

3.8m x 3.02m (12'6" x 9'11")

double glazed window to rear aspect, fitted blinds and radiator

Bedroom 3

2.76m x 2.34m (9'1" x 7'8")

double glazed window to rear aspect, fitted blinds and radiator

Bathroom

1.74m x 2.07m (5'8" x 6'10")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath with shower over, tiled splash backs, heated towel rail, vinyl flooring and double glazed window to front aspect

Gardens

occupying a good sized plot with gardens front and rear. The front garden is mostly laid to lawn with block paved pathway to the front entrance door. The rear garden is again mostly laid to lawn, extended paved patio area, and gravelled storage with metal shed





Driveway

extensive block paved driveway providing ample off road parking for a number of vehicles

Garage

5.5m x 3.2m (18'0" x 10'6")

roller entrance door, power, lighting and side entrance door

Agent Notes

the current owners have mentioned that fixtures and fittings may be available for negotiation.

one of the current owners work within the lovelle estate agency network.

Management Fees

Westfield Park has an estate maintenance fee payable on this development estimated at £99 per year.

Disclaimer

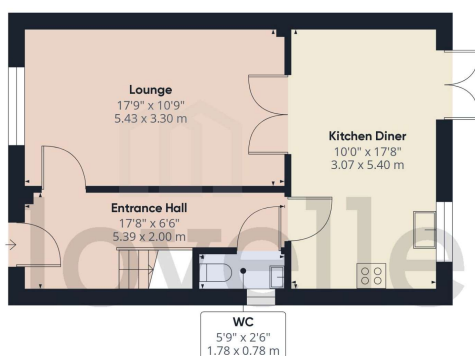
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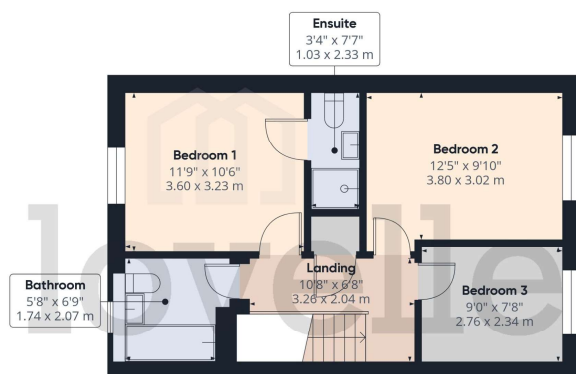
Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

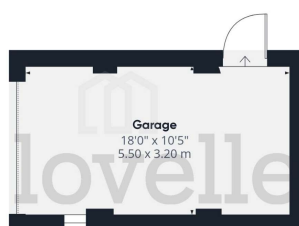




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1124.17 ft²
104.44 m²

Reduced headroom

0.55 ft²
0.05 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE 360

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