



10 Petrel Drive

Louth

MASON'S

SINCE 1850

10 Petrel Drive

Louth, LN11 0ZG



Recently built family home

South facing garden

Kitchen diner with smart gloss grey units
and built in appliances

Extensive range of fitted upgrades since built

Enclosed garden with patio doors off Lounge

Garage and Driveway

Positioned on a no through road

Very smart en suite and family bathroom

A superbly presented three-bedroom modern home, completed in 2018 and benefiting from the remainder of a 10-year NHBC warranty. Positioned on a quiet no-through road, the property enjoys a sunny south-facing garden, driveway parking and a larger-than-average single garage. Designed as a detached-style home but attached at the rear, it offers an affordable alternative to a detached property. With uPVC double glazing, gas central heating, an excellent EPC rating and a range of quality upgrades including fitted blinds, built-in wardrobes and high-spec flooring, this is a highly efficient and stylish family home.

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Ground Floor

The entrance hall, accessed via a part-glazed composite door beneath a hardwood canopy, leads to a spacious and attractively finished interior with Karndean flooring and a cloakroom/WC. The lounge is bright and welcoming, with a front window and French doors opening onto the rear garden. The open-plan kitchen diner is fitted with gloss grey units, oak-effect worktops and a range of integrated Zanussi appliances including double oven, gas hob, dishwasher and fridge freezer, with additional space for a washing machine. Windows to two aspects and a generous dining area create a light, sociable family space.







First Floor

The first floor offers three well-proportioned bedrooms and a family bathroom. The master bedroom includes a stylish en suite shower room and built-in sliding wardrobes. Bedroom two is a comfortable double, also with fitted wardrobes, while bedroom three is a generous single currently used as a study. The contemporary family bathroom features a bath with shower over, modern grey units and quality tiling. A useful landing cupboard provides additional storage.





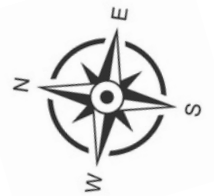
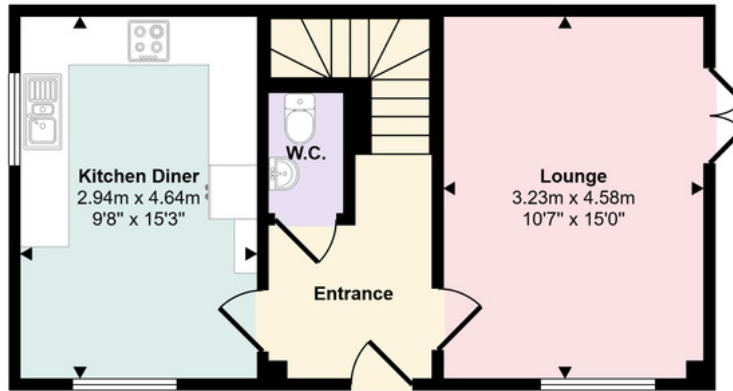
Outside

To the front, the garden is mainly laid to lawn with hedged boundaries and paved pathways leading to the entrance and rear garden. The driveway provides off-street parking and access to a larger-than-standard garage with light and power. The south-facing rear garden is designed for low maintenance, with gravelled areas, a raised sleeper feature and an extended paved patio ideal for outdoor dining. High fencing ensures privacy, and the sunny aspect makes it perfect for enjoying throughout the day and into the evening.

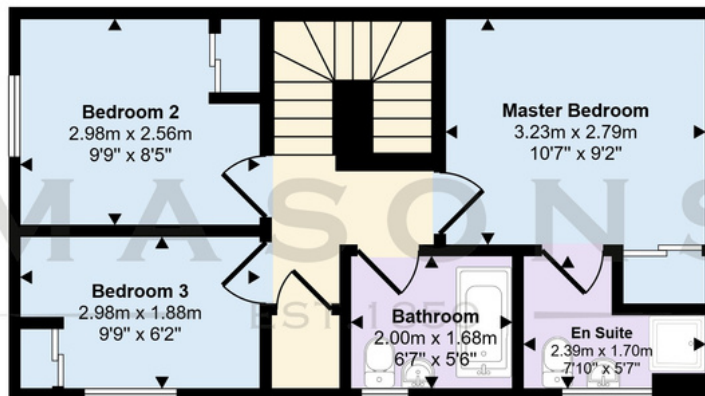




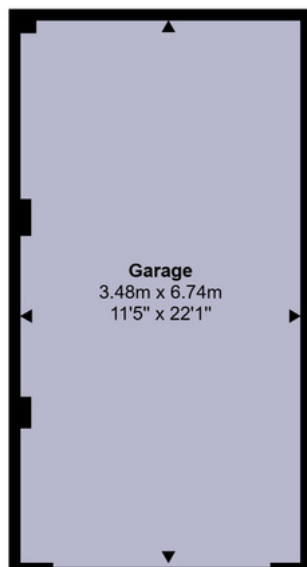
Approx Gross Internal Area
103 sq m / 1105 sq ft



Ground Floor
Approx 39 sq m / 421 sq ft



First Floor
Approx 40 sq m / 431 sq ft



Garage
Approx 24 sq m / 253 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///maddening.speech.rebounds

Directions

Upon arriving to the estate via Fulmar Drive, follow the road for some distance until it becomes Guillemot Drive and then take the first left turn along Albatross Way. Take the second left onto Petrel Drive and proceed to the T Junction where the property will be found on your left.

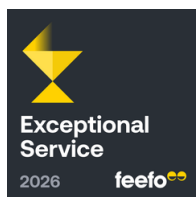
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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