



# 22 Buddleia Drive

Louth

**M A S O N S**

— SINCE 1850 —

# 22 Buddleia Drive

Louth, LN11 8FX



Beautifully Presented Semi-Detached Home

Three Well-Proportioned Bedrooms

If it's in a standout location

Principal Bedroom with En Suite

Spacious Lounge with Bay Window

Open-Plan Kitchen Diner

Driveway Parking & Garage

Private Sunny Rear Garden

Positioned on this popular and well-established new-build estate is this beautifully presented three-bedroom semi-detached home. Recently built and well maintained, the property offers spacious family accommodation comprising an entrance hallway with cloaks/WC, generous lounge with bay window to the front, and an open-plan kitchen diner to the rear with built-in appliances and patio doors opening onto the good-sized rear garden. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en suite, together with a family bathroom. Externally, the property benefits from extensive driveway parking leading to the garage. The property is believed to date from 2023 and benefits from the remainder of the 10-Year New Home Warranty. Further features include gas-fired central heating via an Ideal Logic boiler with pressurised tank, along with uPVC doors and windows throughout.

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## Ground Floor

Accessed via an anthracite grey composite front door into a spacious hallway with staircase to the first floor featuring a timber banister, tiled flooring and understairs storage. There is also a cloaks/WC fitted with a WC and corner wash hand basin. The hallway houses the electricity consumer unit, alarm panel and heating thermostat.

The lounge is positioned to the front and is generously sized, featuring a walk-in bay window to the front aspect, additional side window and double oak doors opening into the kitchen diner, with smart carpeted flooring throughout.





To the rear is the open-plan kitchen diner, fitted with a good range of light grey base and wall units with marble-effect laminate work surfaces, one-and-a-half bowl resin sink and a cupboard housing the Ideal Logic gas boiler. Integrated appliances include a Neff dishwasher, Bosch single electric oven and Neff four-ring gas hob with extractor above. Also included are the freestanding washing machine and fridge/freezer fitted neatly into the side alcove. The room is finished with tiled flooring throughout, ample space for dining furniture and double patio doors opening onto the rear patio and garden.



## First Floor

The landing provides loft access and includes a cupboard housing the pressurised hot water cylinder with shelving for laundry storage. The principal bedroom is positioned to the front and is a generous double room with fitted wardrobe, heating thermostat and carpeted flooring, together with access to the en suite shower room. The en suite comprises a shower cubicle with fully tiled wet area and thermostatic shower mixer, low-level WC, wash hand basin over a worktop with storage below, and fitted mirrored cupboard above. There is also a chrome heated towel rail, frosted front window and wood-effect vinyl flooring.





Bedroom 2 is a further double bedroom with rear window, carpeted flooring and fitted wardrobe, while bedroom 3 is a single room with rear window and built-in storage cupboard.

The family bathroom is fitted with a panelled bath featuring fully tiled surround, shower screen and thermostatic shower mixer above. There is also a wash hand basin with storage below, mirrored wall cupboard, low-level WC, frosted side window, chrome heated towel rail and wood-effect vinyl flooring.





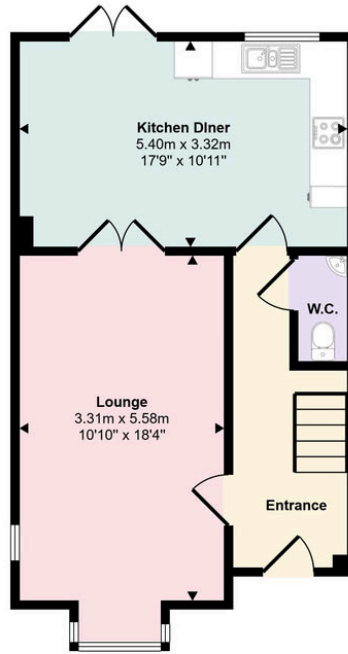
## Outside

To the front of the property is a paved pathway leading to the entrance door with lawned garden alongside, while to the side is an extensive block-paved driveway providing parking for multiple vehicles and benefiting from an Ohme electric car charging unit. The driveway leads to a brick-built single garage with up-and-over door, power and lighting.

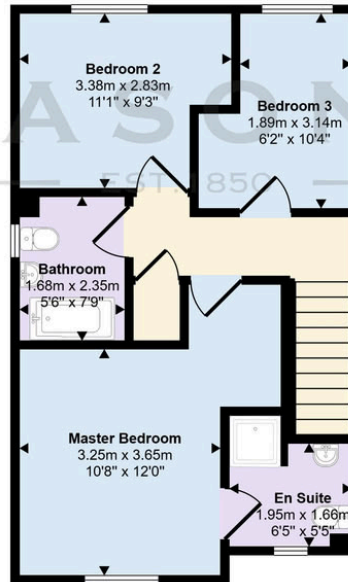
The rear garden enjoys a private and sunny aspect with a paved patio adjoining the kitchen doors, the remainder mainly laid to lawn and enclosed by fenced boundaries. Outside tap and lighting provided.



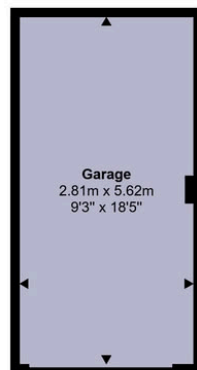
Approx Gross Internal Area  
112 sq m / 1208 sq ft



Ground Floor  
Approx 48 sq m / 521 sq ft



First Floor  
Approx 48 sq m / 517 sq ft



Garage  
Approx 16 sq m / 170 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

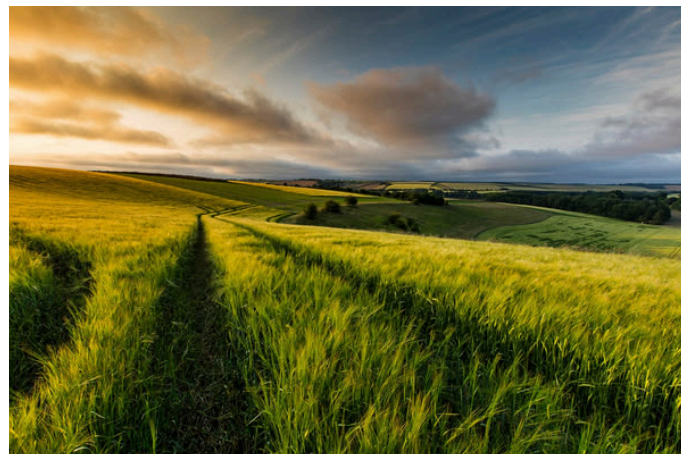
Vibrant Living in the Wolds

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		95 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: ///whisk.exhales.shrub

### Directions

Proceed out of Louth on Legbourne Road and upon arriving at Alexander Park new homes site, turn left into the site on Lavendar Way. Proceed for a distance along and take the left turning onto Buddleia Drive then bear right at the bend and the property is along on the right.

### Agent's Note

There will be a service charge when the development has been completed for maintenance of common areas such as the green areas along the frontage to Legbourne Road

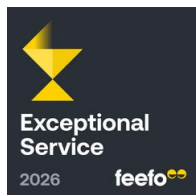
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

# M A S O N S

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