



# The Amber

Alexander Park, Louth

**M A S O N S**  
— SINCE 1850 —



# The Amber

Four bedroom detached house built by Cyden Homes

Impressive open-plan kitchen and dining room

Master bedroom featuring en-suite shower room

Integral garage and private driveway

Energy-efficient design with solar PV panels

Exciting new build development now well established

Ten year new home warranty

Situated within the new Alexander Park development just off Legbourne Road.

Alexander Park, Louth, LN11 8GH

[movewithmasons.co.uk](http://movewithmasons.co.uk)

01507 350500



# Welcome to Alexander Park, Louth



Alexander Park, an acclaimed development by Cyden Homes located just off Legbourne Road, has become one of Louth's most sought-after residential addresses.

Combining quality homes with an attractive neighbourhood setting, the development offers convenient access to excellent local amenities, schools and the historic market town centre, appealing to families, professionals and downsizers alike.

# Introducing The Amber



The Amber is an exceptionally spacious four-bedroom detached home, thoughtfully designed to accommodate the demands of modern family life. Combining contemporary styling with versatile living spaces, it offers a wonderful balance of practicality and comfort throughout.

The heart of the home is the impressive open-plan kitchen and dining room, creating a sociable environment for both everyday living and entertaining. A generous lounge provides a welcoming retreat, whilst the adjoining sunroom offers additional reception space with views over and access to the garden.

To the first floor, four well-proportioned bedrooms provide flexible accommodation for families of all sizes. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom.

Outside, the property enjoys private gardens together with an integral garage and driveway parking. Designed with both modern living and energy efficiency in mind, The Amber presents an outstanding opportunity for those seeking a substantial family home within the sought-after Alexander Park development.





These homes feature contemporary fitted kitchens offering a wide choice of cabinet, handle and worktop styles, complemented by soft-close doors and drawers with matching worktop upstands (subject to build stage, housetype or plot specification). Each kitchen is equipped with an integrated branded stainless steel oven and four-burner gas hob, a stainless steel chimney hood with glass splashback, stylish granite composite one-and-a-half bowl sink with flexible hose tap, tiled flooring with selected choices available, and LED downlighters with under-cabinet lighting for a bright, modern finish.





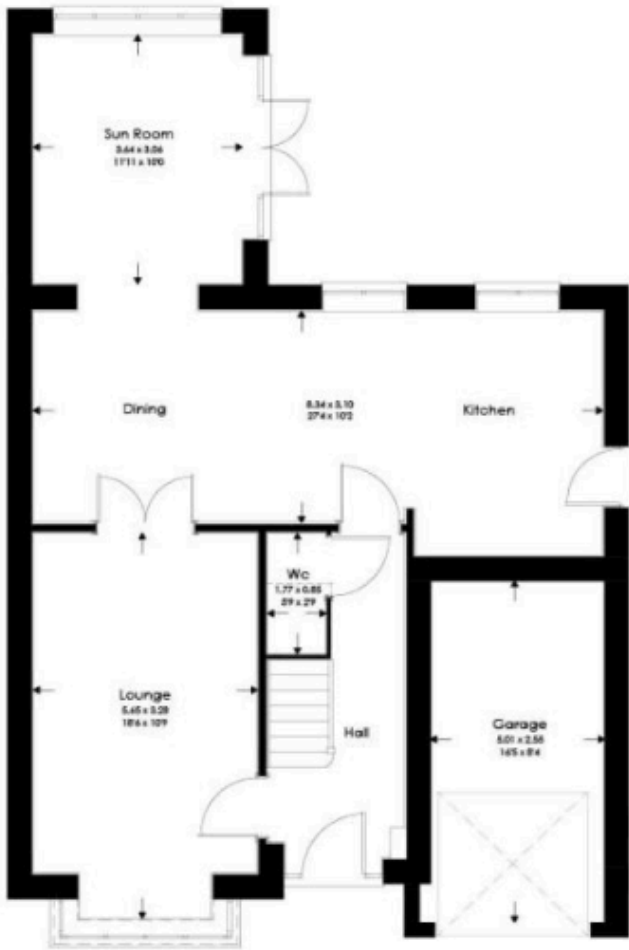


Bathrooms, en-suites and cloakrooms are designed with modern white sanitary ware and chrome fittings throughout, sleek vanity units, and contemporary ceramic wall tiling. En-suites include thermostatic chrome showers with low-profile stone resin trays, while bathrooms and en-suites benefit from anthracite heated towel rails. Coordinated tiled flooring completes the cloakrooms.

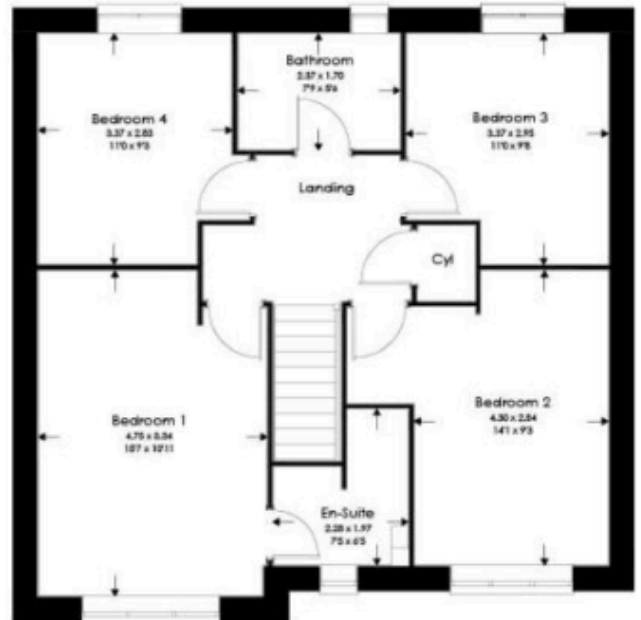
Homes are further enhanced by a high-efficiency boiler with zoned thermostat controls, and also benefit from solar photovoltaic panels.



# Floor Plan



GROUND FLOOR



FIRST FLOOR

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.

# ALEXANDER PARK, LOUTH

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HOUSE NAME	TYPE	HOUSE NUMBER
The Jade	2 Bed	191,193,194
The Garnet	3 Bed	192
The Agate	3 Bed	176,183,205
The Agate Plus	3 Bed	175,182,204
The Iolite	3 Bed	200,201
The Amber	4 Bed	179,185,186,211,212
The Jasper	4 Bed	171,174,184,206,208
The Citrine	4 Bed	172,180,248
The Chrysolite	4 Bed	173
The Opal	4 Bed	225,226
The Peridot	4 Bed	178
The Forcite	4 Bed	181,203,207
The Emerald	4 Bed	177,202,227,247
The Topaz	4 Bed	209,210
Affordable		187,188,189,190,219,220,221,222,223,224

- Reserved
- Available



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 APPROVED CODE TRADING STANDARDS UK  
 Protection for new-build home buyers

Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only. The right is expressly reserved by the company to amend or vary the same, and therefore nothing herein contained shall constitute or form part of any contract.

CYDENHOMES.CO.UK





# 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.





### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band TBC

### 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. An annual service charge for maintenance of shared areas of around £300 will be payable once the development is completed.

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		

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.

# M A S O N S

SINCE 1850

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



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