



1 Lavender Way

Louth

M A S O N S
— SINCE 1850 —

I Lavender Way

Louth, LN11 8GH



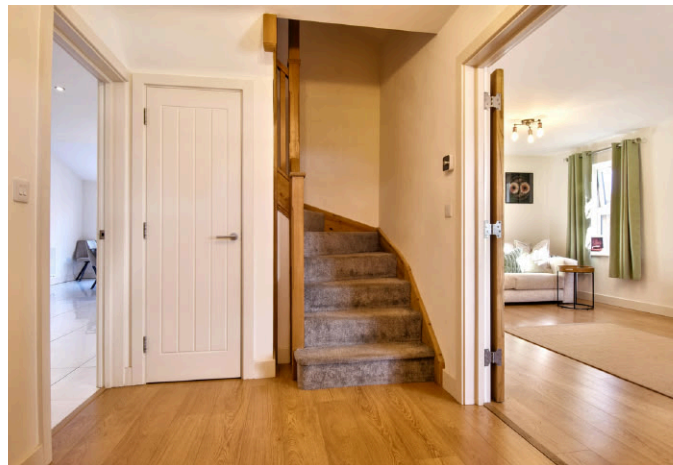
- Exceptional five-bedroom family home arranged over three floors
- High-specification finish throughout, built by Cyden Homes in 2020
- Impressive full-width dining/sitting room with bi-fold doors
- Air conditioning to dining/sitting room and three first-floor bedrooms
- Contemporary kitchen/diner with integrated Neff appliances
- Spacious second-floor master suite with dressing room/study and shower room
- Detached double garage with versatile live/work studio above
- Extensive block-paved driveway providing ample off-street parking

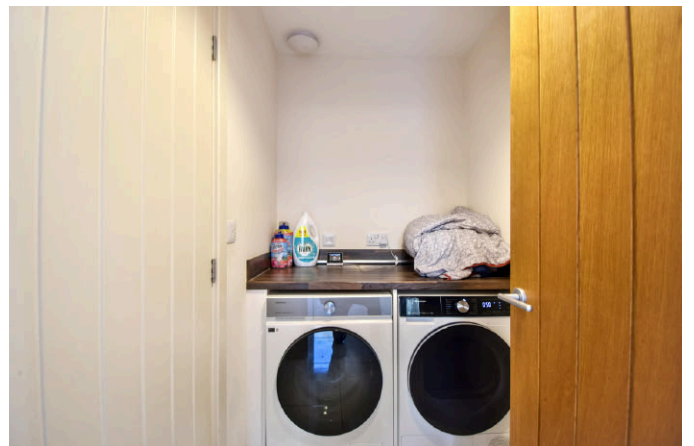
An exceptional, high-specification family home constructed by Cyden Homes and completed in 2020, occupying a popular residential position within the market town of Louth. One of the largest properties on the development, this impressive home offers spacious accommodation arranged over three floors, finished and upgraded to exacting standards throughout. The versatile layout includes five bedrooms, three reception areas, a contemporary kitchen/diner, utility room and three bath/shower rooms, including an en-suite. A particular highlight is the full-width dining/sitting room, featuring two sets of bi-fold doors opening onto the rear garden, with the added comfort of newly installed air conditioning. Further benefits include air conditioning to three first-floor bedrooms, a superb master suite occupying the second floor, and a detached double garage with an impressive live/work studio above. The property also benefits from extensive off-street parking, a private rear garden and the remainder of its 10-year LABC new home warranty.

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Ground Floor

An oak-framed entrance porch with courtesy lighting leads through the part-glazed composite front door into a welcoming entrance hall, finished with oak-effect flooring and useful understairs storage. The spacious kitchen/diner is fitted with an extensive range of contemporary gloss-white units, complemented by walnut-effect work surfaces and a comprehensive selection of integrated appliances, including a Neff five-ring gas hob, double electric oven and dishwasher. There is ample space for an American-style fridge/freezer, together with room for a dining table if required. A separate utility room provides additional workspace and plumbing for a washing machine and tumble dryer, with an adjoining cloaks/WC completing the ground-floor facilities. The principal reception room is a particularly impressive feature, spanning the full width of the rear of the property and incorporating two sets of bi-fold doors opening directly onto the patio and garden. Skylights to the pitched ceiling enhance the sense of space and natural light, while the recently installed air conditioning provides additional comfort throughout the year. The room offers excellent flexibility for both everyday family living and entertaining. A separate lounge sits to the front, featuring a walk-in bay window, oak-effect flooring and double oak doors from the entrance hall.









First Floor

The first-floor landing provides access to four well-proportioned bedrooms and the family bathroom, together with a useful laundry cupboard housing the pressurised hot water cylinder and fitted shelving. The principal bedroom on this floor is a generous double overlooking the rear garden, with fitted mirrored wardrobes and a contemporary ensuite shower room incorporating a corner shower cubicle, wash hand basin with storage, WC and heated towel rail. Bedroom two is another double room overlooking the rear, while bedrooms three and four are positioned to the front, with the former currently used as a dressing room. Air conditioning has been installed in three of the first-floor bedrooms, providing an additional level of comfort. The family bathroom is finished with fully tiled walls and comprises a panelled bath with shower attachment, wash hand basin with storage, WC and heated towel rail, complemented by modern fittings and recessed ceiling spotlights.









Second Floor

The second-floor accommodation provides an impressive and versatile principal suite, creating a private retreat away from the main family bedrooms. The spacious bedroom features a part-vaulted ceiling, dormer window to the front and an additional side window, together with useful built-in storage. Across the landing, a separate study/dressing room offers excellent flexibility, with dormer and side windows providing natural light and ample space for a home-working area or fitted wardrobes. A further contemporary shower room completes the suite, featuring a corner shower cubicle, wash hand basin with storage, WC, illuminated mirror, heated towel rail and skylight. The arrangement provides an ideal combination of bedroom, dressing or study space and private bathroom facilities.



Double Garage/Studio

A major attraction of the property is the detached double garage with a substantial live/work studio above, providing valuable additional space for a variety of uses. The garage features a remote-controlled electric up-and-over door, lighting, power and a useful side storage area. Accessed independently via an external entrance door, the first-floor studio offers a generous open-plan space with windows to two sides, fitted blinds, oak-effect flooring, wall-mounted electric heaters and a separate electrical consumer unit. Currently arranged as a games room, the studio would also lend itself to use as a home office, cinema room, creative workspace, gym or hobby room. There may be potential to adapt the space for use as a separate annexe, subject to the necessary planning permissions, building regulations and other consents. The pool table may be available by separate negotiation.

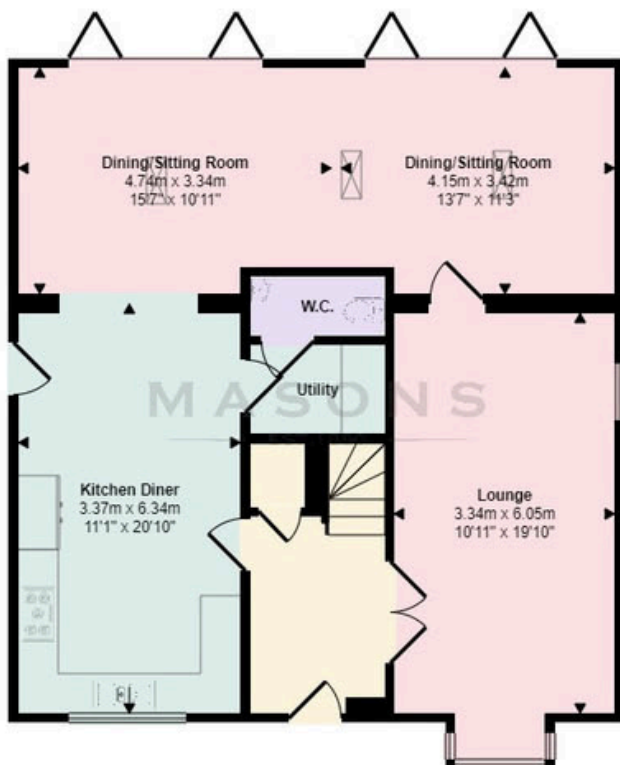


Outside

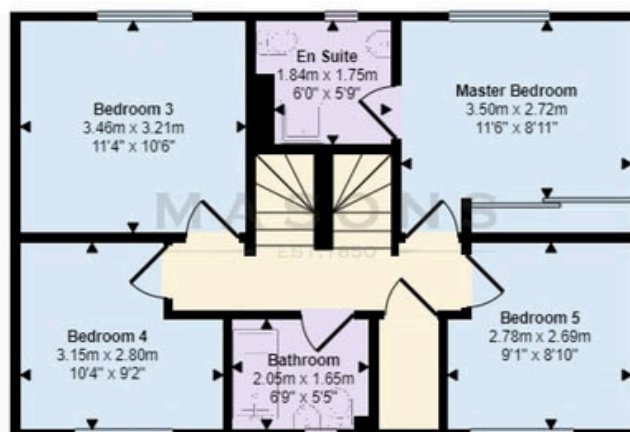
The property occupies a generous plot with a block-paved driveway extending across the front and down the side, providing extensive off-street parking for multiple vehicles, together with a useful turning area. The detached double garage and studio are conveniently positioned alongside the house, while a pedestrian gate provides access to the rear garden. The garden is predominantly laid to lawn and complemented by patio areas ideal for outdoor dining, entertaining and relaxation. The lawn provides a pleasant open space for families, while the patio areas offer practical spots for garden furniture and summer gatherings. Enclosed by high-level fencing, the garden enjoys a good degree of privacy and benefits from external power. Combining generous parking, a manageable garden and the valuable addition of the separate studio, this impressive home offers a superb balance of spacious family accommodation and versatile work or leisure space within the popular market town of Louth.







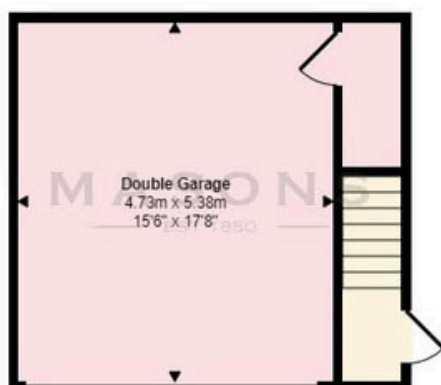
Ground Floor
Approx 90 sq m / 964 sq ft



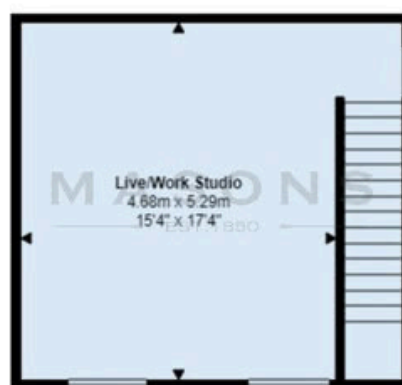
First Floor
Approx 57 sq m / 618 sq ft



Second Floor
Approx 38 sq m / 408 sq ft



Approx 31 sq m / 332 sq ft



Approx 30 sq m / 323 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

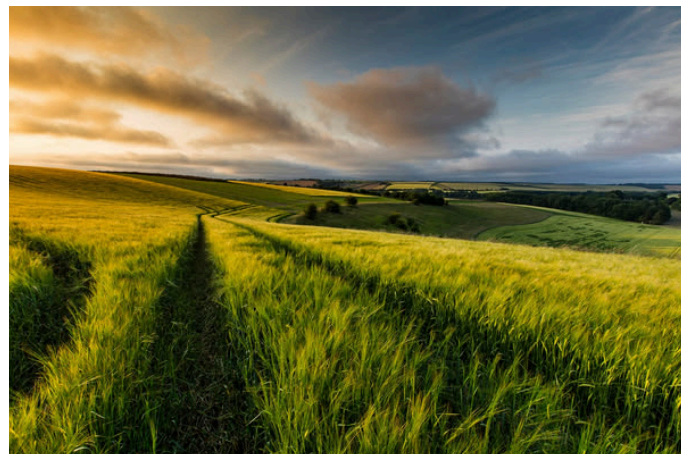
Vibrant Living in the Wolds

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		93 A
81-91	B	86 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 F

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: ///unity.depended.extensive

Directions

From St. James' Church, travel south on Uppgate and at the traffic lights, turn left along Newmarket. Proceed for some distance, passing The White Horse on the right. Bear left along Legbourne Road, take the second left turning to Lavender Way and the property will be seen on the left next to the show home.

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 around the estate.

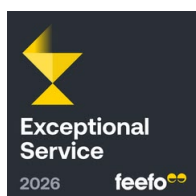
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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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