



Bee Orchid Way, Louth, LN11 0FP

**FOR SALE - £239,950**

**CanTERS**

Chartered Surveyors

A superb Three Bedroom Bay Fronted Semi-Detached House with Single Garage found on the highly regarded and much sought after Westfield Park Development. Constructed to the Hornbeam design by Snape Properties, the property is finished to a high specification and offers well planned and presented accommodation.

The accommodation briefly comprises; Entrance Hall with Cloakroom off, a Sitting Room and Kitchen Diner. To the first floor are Three Bedrooms, Family Bathroom and an En-Suite Shower Room. The property has many notable features including grey Upvc Double Glazed Windows, a Gas Fired Central Heating System, security alarm, oak veneered doors and superfast fibre optic broadband. The property is favourably positioned having views over open space to the front and having a southerly facing rear garden. Westfield Park is found off Grimsby Road and is well placed for the centre of this historic, charming Georgian market town with its various selection of shops and schools including King Edward VI Grammar School, two golf courses, leisure centre and other amenities.

<b>Entrance Hall</b>	With grey high performance composite door and a tiled floor which continuous through into the cloakroom and kitchen diner.
<b>Cloakroom</b>	With white Roca suite comprising; low flush WC and a corner pedestal style wash hand basin with mixer tap over and splashback tiling.
<b>Sitting Room</b>	5.38m x 3.22m Found to the front of the property and having a walk in bay window overlooking the front garden. Two oak veneered doors open into the Kitchen Diner.
<b>Kitchen</b>	5.30m x 2.99m Well fitted with a range of shaker style wall cupboards with wine racks and base units together with breakfast bar and contrasting wood effect worktops with matching upstands. Inset drainer sink unit with mixer tap over. Integrated appliances include an oven, five ring gas hob with stainless steel chimney style extractor over, integrated fridge freezer and dishwasher. Under cabinet lighting and downlights over the kitchen area. A window overlooks the rear garden and two Upvc double glazed doors open out onto the patio.
<b>Landing</b>	With airing cupboard and loft access.
<b>Bedroom 1</b>	3.58m x 3.22m With window overlooking the front garden, and provision for a wall mounted television.
<b>En-Suite</b>	With suite comprising; low flush WC, white wall hung hand basin with mixer tap over and shower with sliding door and having a combination rain head and separate attachment. Down lights to the ceiling, tiling to the walls and a wall mounted chrome towel rail.
<b>Bedroom 2</b>	3.74m (max) x 3.22m (max) With window overlooking the rear garden.
<b>Bedroom 3</b>	2.67m x 2.26m With window overlooking the rear garden.
<b>Bathroom</b>	With white suite comprising; panelled bath with glass screen and shower over. White vanity style wash hand basin with mixer tap and a low flush WC. Part tiled walls, downlights and a wall mounted chrome towel rail.
<b>Outside</b>	The front the garden is open plan and laid to lawn with block paved pathways and drive which leads to the single brick and tile garage. The garage has a grey roller door, personnel door, light, power and plumbing for a washing machine. A gate provides access to the rear garden which has fenced boundaries and is laid partly to lawn with raised planters, paved patio and pathways. Up/down lighters, outside tap and power.
<b>Tenure</b>	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
<b>Management Fee</b>	We understand that there is an estate maintenance fee payable on this development. For further details please contact this office.
<b>Council Tax Band:</b>	'B' NB: This can be reviewed by the Local Authority.
<b>EPC Rating:</b>	'B'

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

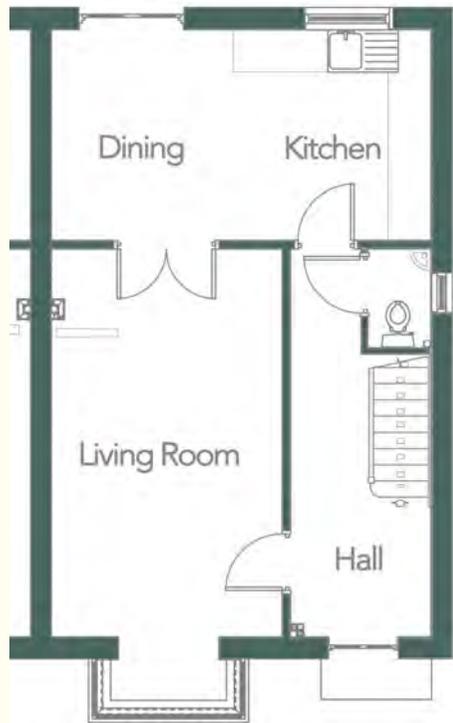
**DISCLAIMER:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

**Property Management and Lettings**

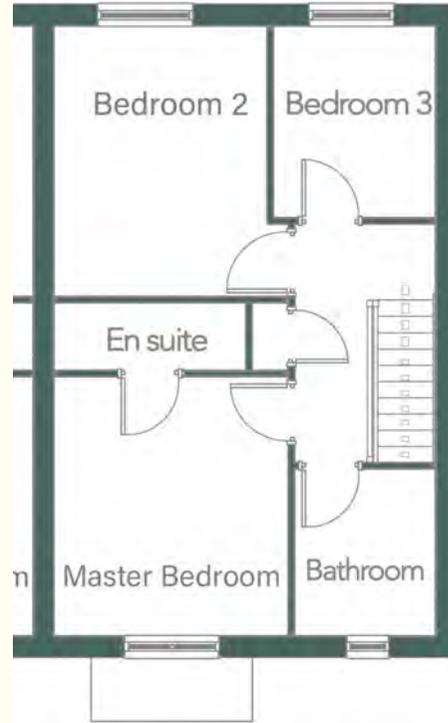
If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

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Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.



Ground Floor



First Floor

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01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/01/2026

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**ADDITIONAL PHOTOS & PLANS**



Sitting Room



Sitting Room



Kitchen



Kitchen



Kitchen



Bedroom 1

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## ADDITIONAL PHOTOS & PLANS



Bedroom 1 En Suite



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Rear Elevation

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