



2 Bee Orchid Way

Louth

M A S O N S
— SINCE 1850 —



2 Bee Orchid Way

Louth
Lincolnshire LN11 0FP

A well designed, semi-detached family house built in 2019 with the balance of a 10 Year Warranty and enjoying an elevated position on the approach into the popular Westfield Park development, yet conveniently placed for the town centre facilities. Three good first-floor bedrooms, ensuite shower room to bedroom one, family bathroom, spacious hall with cloaks/WC off, dining lounge with double doors for entertaining, into the full-width fitted dining kitchen with French doors out onto the sunny rear garden. Wider than average block-paved driveway, detached garage, enclosed rear garden and additional garden at the side of the garage. The rear upper windows enjoy a fine south view from the elevated position towards the town centre, taking in the elegant spire of St James' Church.

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The Property

Formerly a show home for semi-detached houses on the Westfield Park development, this well designed, semi-detached family house has a wider than average block-paved driveway to the side, the brick and tiled garage is detached with pitched roof and in addition to the enclosed rear garden, there is a further garden at the side of the garage with access from the drive.

The house has brick-faced principal walls beneath a pitched and hipped timber roof structure covered in clay pantiles and there is corbelled brickwork to the eaves for ease of maintenance. The garage building complements the main house and the property has uPVC double-glazed windows in anthracite grey, including an attractive bay to the front with a shaped canopy roof.

An ideal family home, the rooms are well-proportioned and decorated in neutral tones with a highly efficient gas central heating system, pressurized hot water system and a safe, secure rear garden enclosed by high fencing with reinforced steel-framed fencing and matching tall gate to the driveway. Some of the power points have combination USB sockets. The additional garden area particularly catches the late afternoon and evening sun and forms a space for wheelie bins, etc. at the side of the garage.

A glance at the EPC will confirm that this is an economical and efficient home with low running costs.



Ground Floor

The main entrance is at the front of the property with a flight of steps which are brick walled at one side leading up to the anthracite-grey composite front door which is part glazed with double-glazed panes and set into a white pillared surround.

This opens into a spacious **entrance hall** with a grey, oak-effect vinyl floor covering which extends into the cloakroom/WC and dining kitchen. There are coat hooks to a wall plaque on one side, a digital Honeywell central heating controller for the ground floor zone, a radiator, two ceiling light points and a mains-powered smoke alarm. To the left, a staircase with white-painted, pillared balustrade leads up to the first floor accommodation and oak-panelled interior doors lead off to the dining lounge, dining kitchen and the cloakroom/WC.

The cloakroom/WC has a white suite comprising a low-level, dual-flush WC and pedestal wash hand basin to the corner with tiled splash-back. There is a radiator, Ventaxia extractor fan, window to the side elevation with roller blind and ceiling light.





The **dining lounge** is an excellent size with a wide, walk-in front bay window having grey oak-effect Venetian blinds. Double doors at the rear open this room to the dining kitchen beyond for entertaining. There are sockets and leads for a wall-mounted TV, a radiator, ample power points, telephone point and Wi-Fi hub.

The fitted **dining kitchen** is bright and airy with a rear window having a grey, oak-effect Venetian blind and double-glazed rear French doors onto the sunny rear garden. A range of units are finished in light grey and comprise base cupboards, a drawer unit with deep pan drawers, stone-effect work surfaces extending over a peninsula double base unit to separate the dining area, and matching up-stands to the worktops.





There are also wall cupboards with LED lights beneath, illuminating the work surface and a larger wall cupboard unit houses the Worcester gas-fired central heating boiler. There are appliances comprising a built-in Neff electric oven with black ceramic four-plate hob over, having glass splash-back and a stainless-steel Neff cooker hood above with twin downlighters; the base units include an Indesit faced slimline dishwasher and one houses a Hoover washing machine. In addition, there is a faced built-in fridge/freezer.

Set into the work surface is a stainless steel, one-and-a-half bowl single drainer sink unit with chrome lever mixer tap and there are plinth LED lights, LED ceiling downlighters, a mains smoke alarm and radiator. The walls are finished in a two-tone colour scheme and the peninsula unit has a breakfast bar on the dining side.

First Floor

On the **first-floor landing** the white, pillared balustrade extends from the staircase to form a gallery and there is a radiator, a hatch access to the roof void, a mains-powered smoke alarm, ceiling light point and oak panelled doors lead off to the bedrooms, bathroom and built-in airing cupboard.

The latter houses a Worcester insulated hot water cylinder with immersion heater, linen shelving and twin expansion vessels.

Bedroom 1 is a double bedroom positioned at the front of the house with radiator, grey oak-effect Venetian blinds to the front window, a Honeywell digital central heating controller for the first-floor zone, and ceiling light point.





A door leads off to an **ensuite shower room** with white suite comprising low-level, dual-flush WC, semi-pedestal suspended wash hand basin with lever mixer tap and ceramic-tiled walls which extend into the shower cubicle. This has a thermostatic shower mixer unit with drench head and handset, glazed screen and sliding glazed door. The floor is ceramic tiled in slate style and there is a chrome ladder-style radiator/towel rail together with ceiling LED spotlights, shaver socket and extractor fan.



Bedroom 2 is another double bedroom to the rear of the house, enjoying an attractive open outlook towards the town centre with church spire in the distance. Radiator and ceiling light point.



Bedroom 3 is a spacious single room, also having a radiator, ceiling light point and rear window taking in the same open view as from bedroom 2.





The **family bathroom** is fitted with a white suite comprising low-level, dual-flush WC, a suspended vanity unit with rectangular wash hand basin over two drawers in white and lever tap, together with a panelled bath having glazed screen and thermostatic shower mixer unit with handset over. There are ceramic-tiled walls to two sides and a wide, tiled plinth under the front window. The bathroom has a shaver socket, extractor fan and chrome ladder-style radiator/towel rail. The floor is finished in ceramic tiling of slate style and there are LED downlighters.



Outside

The house stands above the road and is set behind a front garden with sloping banked lawn to the side of the steps which lead to the front entrance and an ornamental shrubbery. At the side of the pillared entrance there is a wall up/downlighter in matt black. To the left is the vehicular entrance onto a wide, block-paved driveway fenced on the left side and leading past an established shrubbery to the detached garage. External meter cabinets.



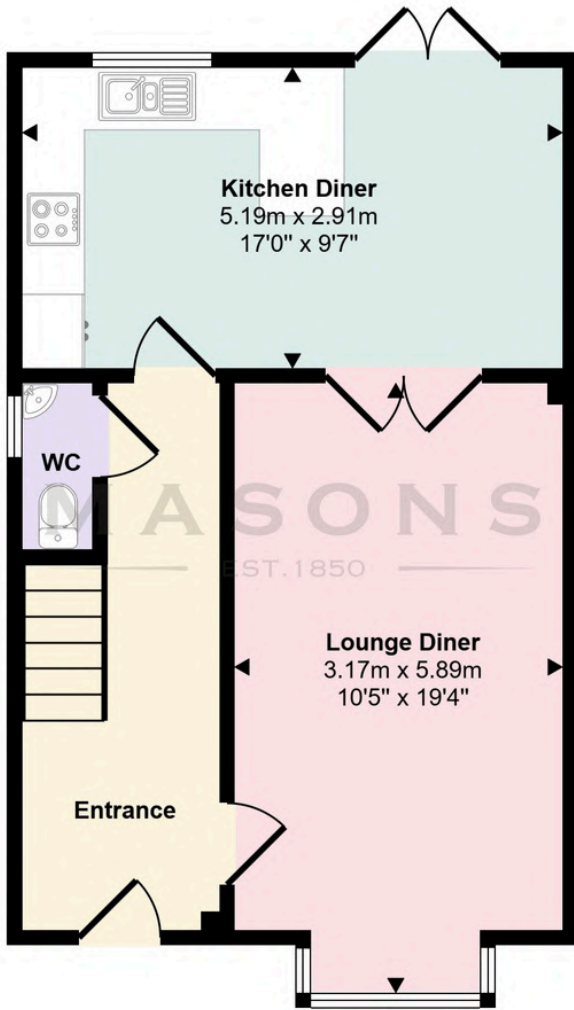
The **detached garage** can be entered with a vehicle through the roller door at the front or there is a side anthracite grey uPVC pedestrian door from the main garden. Built in brick with block piers, the garage has a clay-tiled, pitched roof with space to store within the roof structure and there are power points, electric light and a bench to the rear.



The **main garden** to the rear of the house enjoys the sun for the majority of the day and is principally laid to lawn enclosed by timber fencing, with a flagstone patio adjoining the French doors from the dining kitchen and a pathway leading across from the high, steel-framed door and fencing against the drive, and continuing to the side door of the garage. There is discreet storage space to the rear of the detached garage. The garden at the side of the garage is also laid to lawn with established shrubs and bushes at the side.

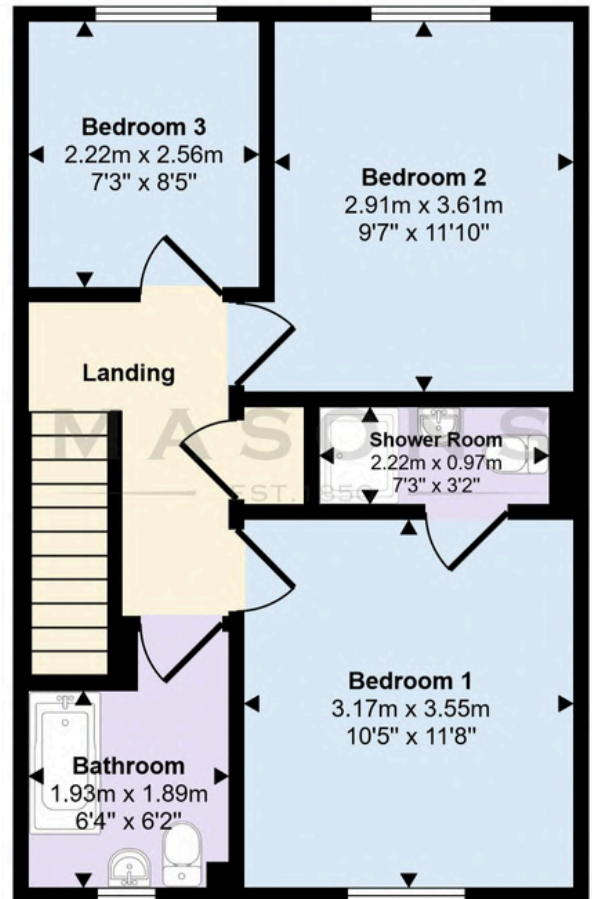
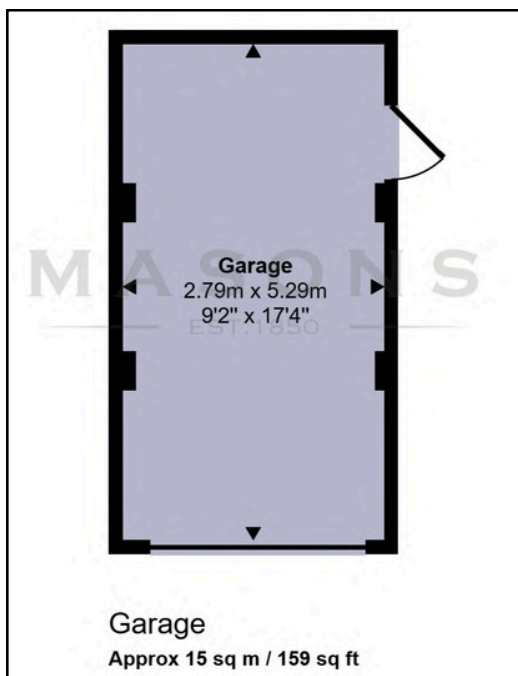






Ground Floor

Approx 45 sq m / 479 sq ft



First Floor

Approx 44 sq m / 474 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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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.



The Lincolnshire Wolds

An area
of outstanding natural beauty

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 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: ///cross.nets.pure

Directions

From St. James' Church in the centre of Louth proceed north along Bridge Street and after crossing the bridge over the River Lud continue into Grimsby Road and go to the top of the road. A short distance after the first of two bollards, turn left into Howard Fields Way and this road soon leads into Bee Orchid Way. After just a few yards, number 2 is the first house on the left.

Agent's Note

A service charge is set to be charged for common areas of the development but has not been levied to date.

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.

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