



# 48 Daisy Way

Louth

**M A S O N S**  
— SINCE 1850 —

# 48 Daisy Way

Louth  
LN11 0FS



Quality fitted kitchen with integrated appliances and ample storage

Stunning open-plan kitchen dining space perfectly suited to modern family living

Generous principal bedroom with fitted wardrobes and elegant styling

Driveway providing off-road parking for multiple vehicles

Converted garage completed to current building regulations, ideal as a home office or playroom

Beautifully maintained rear garden designed for low-maintenance enjoyment

Stylishly upgraded throughout with a high standard of finish

Constructed in late 2021 by the highly regarded local developer Snape Properties, this exceptional new-build home offers contemporary living finished to an outstanding specification throughout, with over five years remaining on the building warranty. Immaculately presented, the property boasts spacious and versatile accommodation, occupying a larger-than-average plot for this particular house type. The home further benefits from a desirable south-east facing aspect, enjoying sunshine for the majority of the day and creating a wonderfully light and inviting atmosphere. A standout feature is the professionally converted garage, transformed into a superb playroom with full insulation and completed in full compliance with current building regulations, having been formally signed off by both Local Authority Building Control and the local council. Offering an excellent balance of style, functionality, and quality craftsmanship, this outstanding property represents a rare opportunity to acquire a beautifully appointed home in true move-in condition.

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The property opens into an exceptionally well-designed entrance hall with sleek, modern fitted units run seamlessly into the space, offering a combination of full-height hanging solutions for coats and jackets alongside thoughtfully designed deep drawers maintaining a clean, sophisticated aesthetic. Underfoot, Amtico click LVT flooring in an elegant herringbone pattern adds a premium finish, combining durability with timeless design appeal. Externally, the property continues to impress with its attractive frontage, featuring a neatly maintained front garden that enhances kerb appeal, while gated parking provides excellent security and convenience, with generous space for multiple vehicles and also benefits from an Ohme Home Pro Smart EV Charger (7.4kW) with tethered charging cable, professionally installed by Octopus Energy and supplied with electrical installation certification and the remainder of a three-year manufacturer's warranty.





The open-plan kitchen dining room has been significantly upgraded to create a contemporary and highly specified space, finished to a premium standard throughout. Featuring sleek modern cabinetry complemented by quality work surfaces and Amtico Click LVT flooring flowing seamlessly from the hallway, the room offers a clean and cohesive finish with an excellent level of practicality. The thoughtfully designed layout incorporates a spacious dining area together with a stylish breakfast bar, providing additional seating and preparation space whilst enhancing the overall functionality of the kitchen. French doors alongside a large rear-facing window allow for an abundance of natural light and provide direct access onto the landscaped rear garden. The kitchen is further enhanced by a high-quality range of upgraded integrated Neff appliances, including a dishwasher, hob with extractor, integrated microwave oven, and pyrolytic self-cleaning hide-and-slide oven, all reflecting the quality and attention to detail evident throughout the property. Flowing directly from the kitchen is a separate utility room, finished to the same high specification and offering additional storage, work surface space, and dedicated laundry facilities, further complementing the practicality and design of the home.







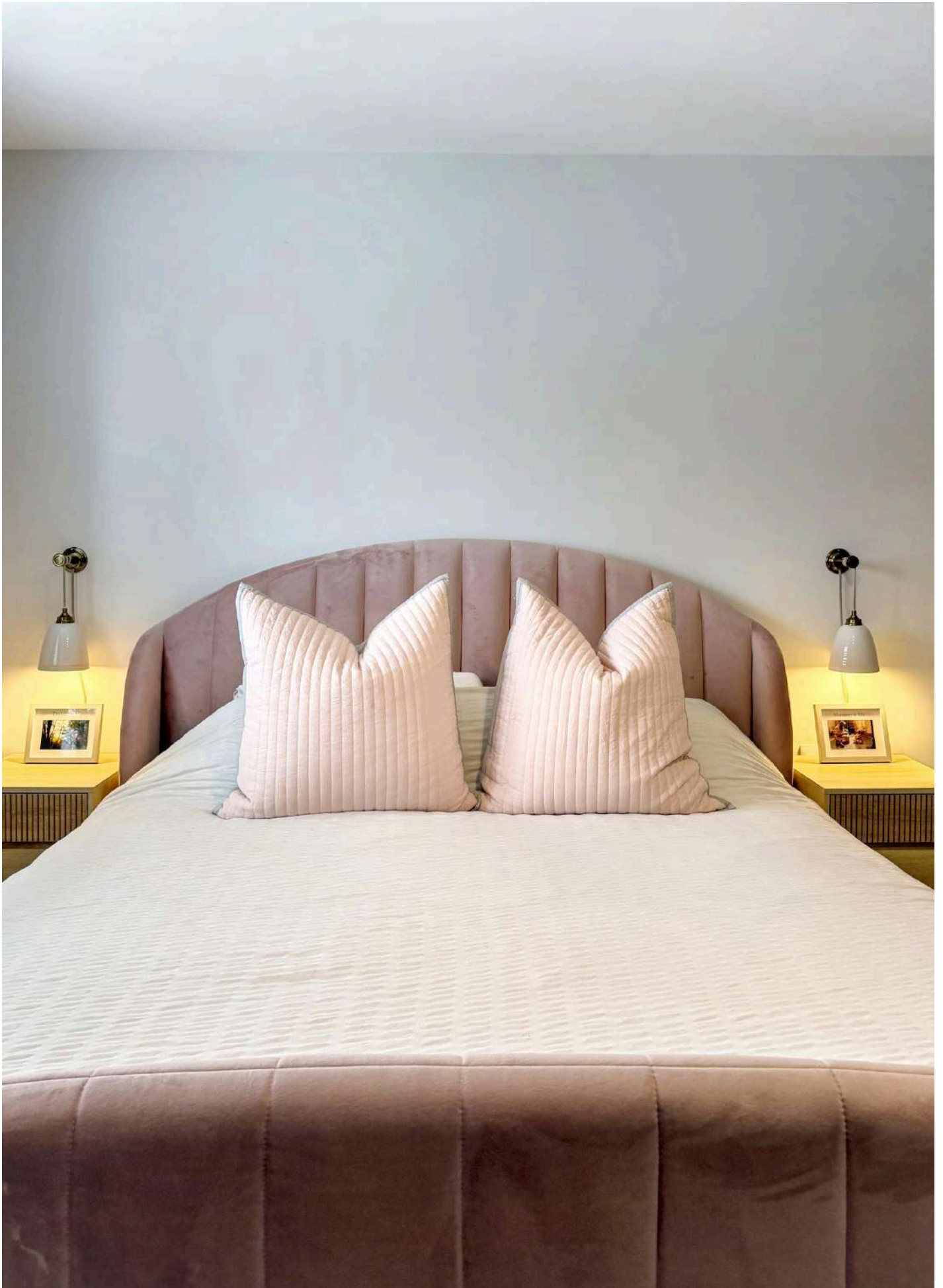
The lounge is generously proportioned and benefits from an excellent level of natural light, with well-positioned windows that enhance the sense of space and create a bright, inviting atmosphere throughout the day. The room has been thoughtfully finished, with a feature wall incorporating sleek slatted panelling that adds depth, texture and a contemporary design focus, giving the space a clear sense of character without overwhelming its clean lines.



This is further complemented by a fitted built-in cabinet with integrated underlighting, which not only provides useful storage but also contributes to a refined, bespoke feel. The combination of practical design and subtle detailing ensures the room remains both functional and suitable for modern day living while retaining a polished and quality finish.

Further along the hallway, there is a conveniently positioned downstairs W/C located beneath the stairs, well placed for guests and everyday use. Its location has been thoughtfully considered to maximise space efficiency while maintaining easy accessibility from the main living areas.







The principal bedroom is an impressively proportioned and immaculately presented space, finished to an outstanding specification throughout. It provides a tranquil and well-balanced retreat, with generous proportions that enhance both comfort and functionality. A key feature of the room is the range of bespoke shaker-style fitted wardrobes, offering excellent storage while complementing the room.

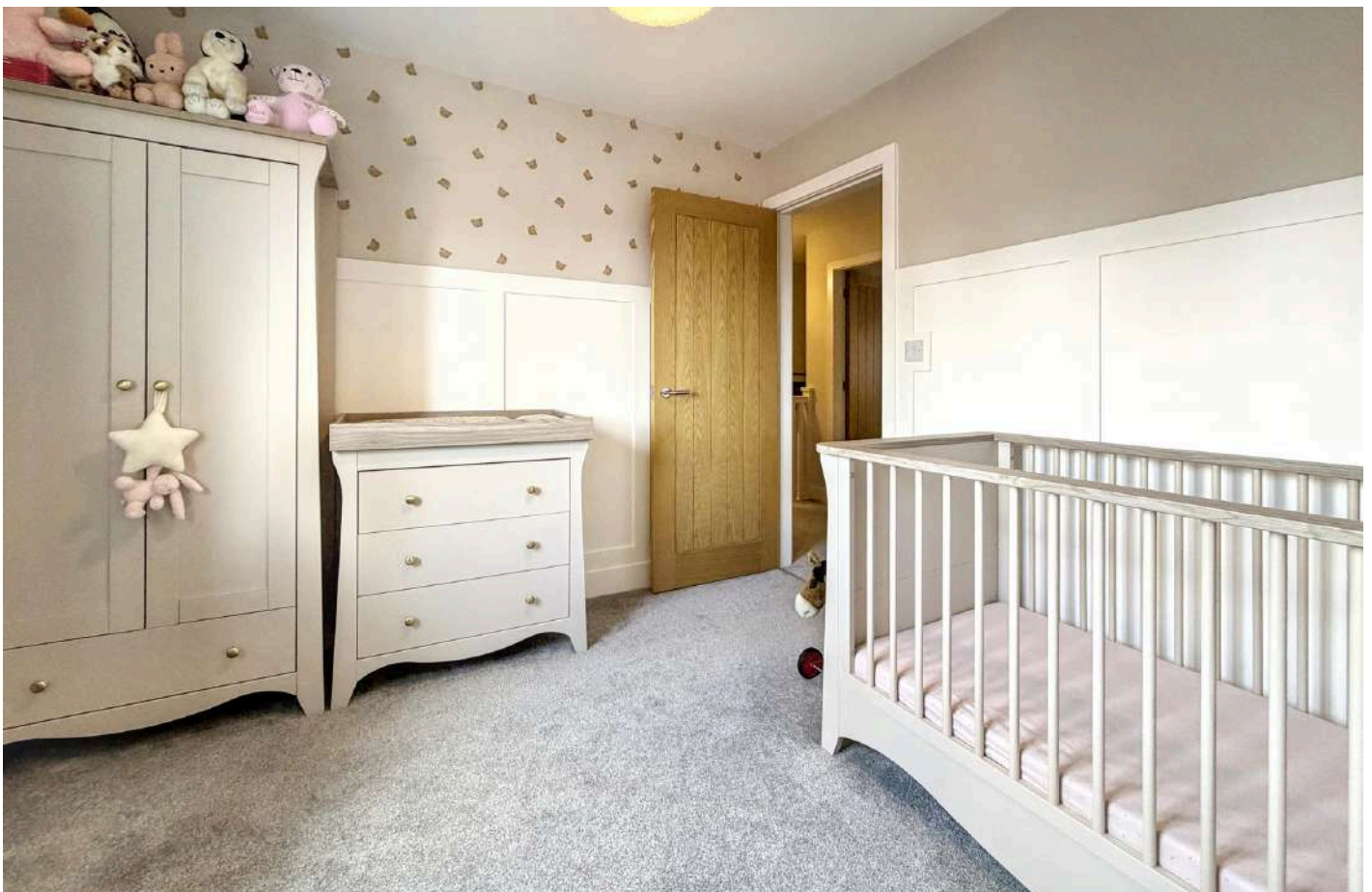
The sense of quality continues into the en suite, which has been carefully designed and fitted with a selection of high-quality fixtures and fittings, resulting in a sleek, refined finish. The space is both practical and elegantly styled, creating a private and well-appointed facility



The family bathroom is stylishly appointed and finished to a high standard, presenting a well-balanced combination of practicality and contemporary design. It features a full-size bath with an overhead rainfall-style shower, offering both convenience and versatility for day-to-day use. A sleek floating vanity unit provides integrated storage while maintaining a clean, modern aesthetic, complemented by well-chosen fittings that enhance the overall sense of quality.



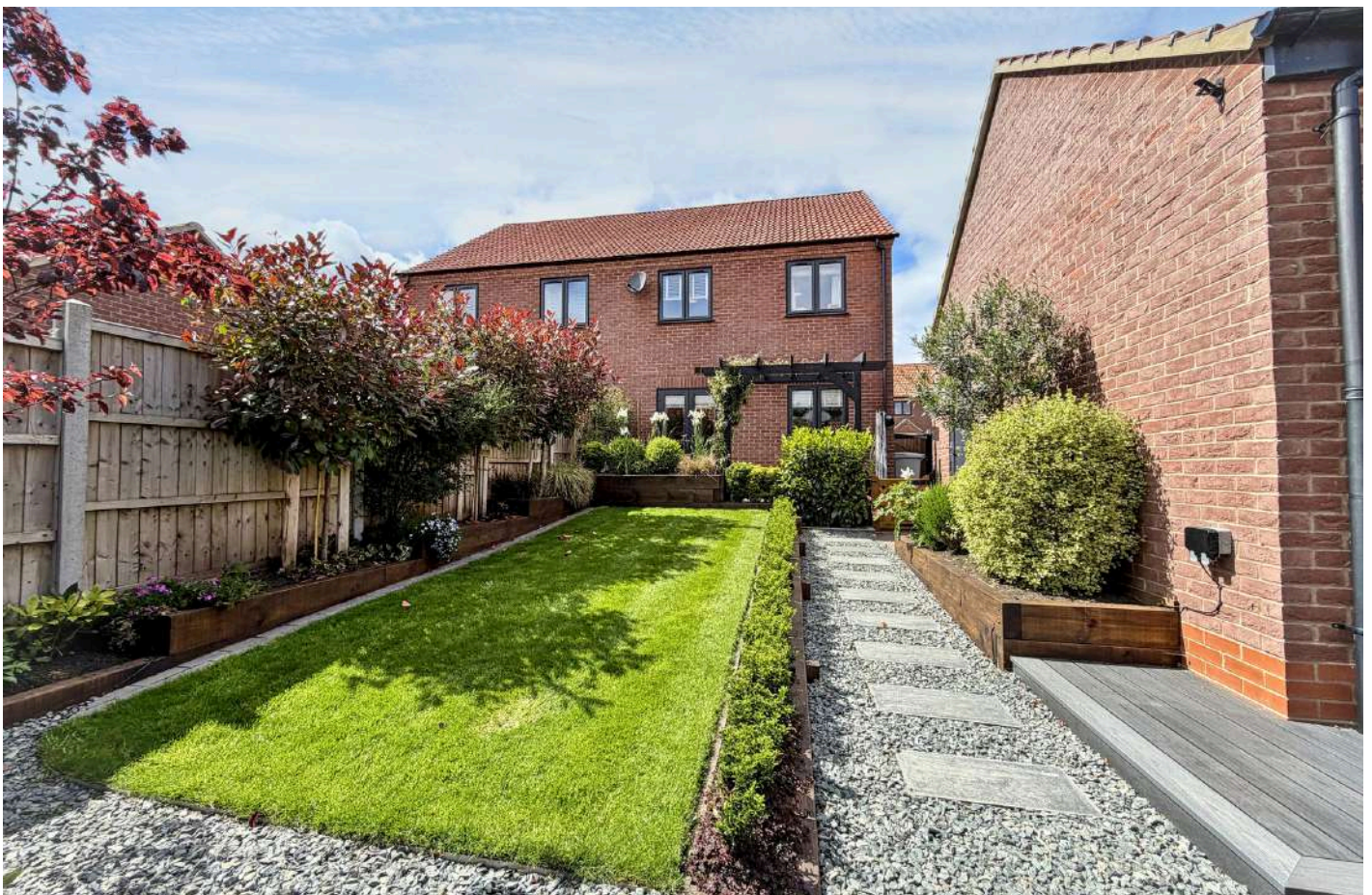
Bedroom two is a well-proportioned double room, currently arranged as a nursery, clearly demonstrating its flexibility and scale. The room is light and well-presented, offering a calm and adaptable environment that would comfortably suit a variety of uses, including a guest bedroom, home office, or children's room. Its generous proportions and neutral presentation make it a highly versatile space, well aligned with the needs of modern family living.



Bedroom three is a well-presented and adaptable space, currently utilised as a dedicated home office, making it perfectly suited for modern remote working or study needs. The room is well-proportioned and enjoys a calm, practical setting that enhances focus and usability. A notable feature is the bespoke fitted book shelving, which provides both functional storage and a tailored, high-quality finish that adds character to the space. The room offers excellent flexibility and could comfortably serve as a single bedroom, snug, or dressing room, depending on requirements. Its adaptable layout and considered design make it a valuable and multifunctional part of the home.



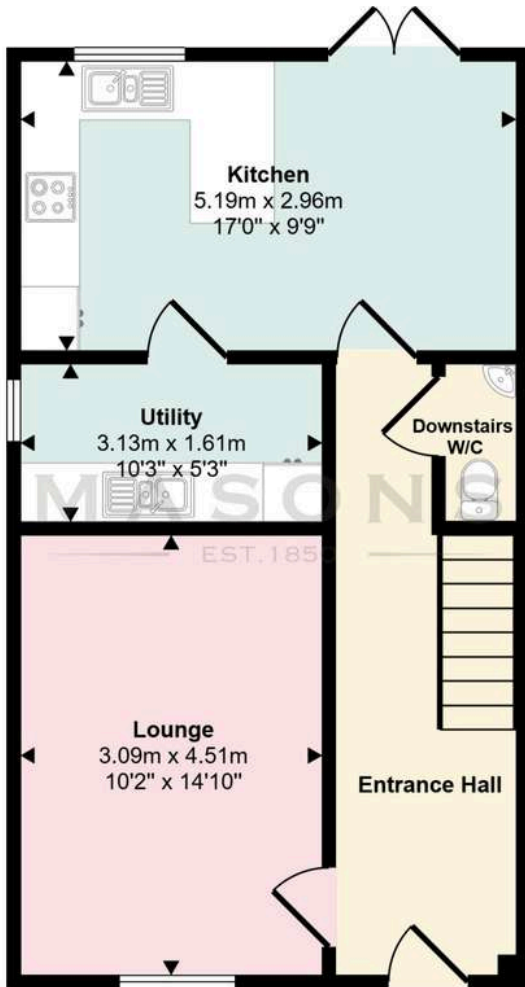
The beautifully landscaped south-east facing rear garden has been meticulously designed to provide an exceptional outdoor environment, perfectly complementing the quality and presentation of the property itself. Enjoying sunshine throughout the majority of the day, the garden features a superbly maintained central lawn framed by established planting, raised sleeper borders, and contemporary gravel pathways, all of which combine to create a refined and visually striking setting. Further elevating the outdoor space is a professionally installed low-voltage lighting system, controllable via smartphone app or programmable scheduling, allowing the garden to transition seamlessly into an elegant evening setting.



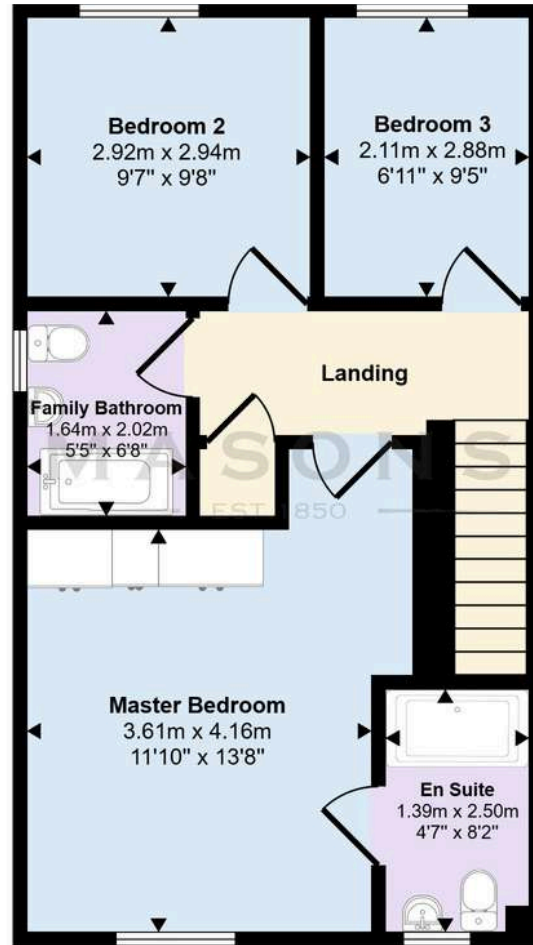


A standout feature of the property is the professionally converted garage, thoughtfully designed to provide versatile additional living space whilst retaining a practical storage area. Fully insulated and completed in compliance with current building regulations, the conversion has been formally signed off by East Lindsey District Council and Building Control, with all relevant certification and documentation available. The garage has been partitioned to create a separate playroom with internal access, ideal for modern family living or home working, whilst the loft area above has been insulated and boarded for additional storage. Externally, the composite decking extends around the rear of the garage, creating an attractive and functional outdoor entertaining space.

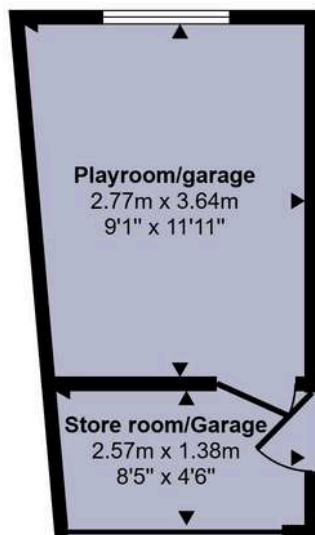




**Ground Floor**  
Approx 48 sq m / 517 sq ft



**First Floor**  
Approx 49 sq m / 524 sq ft



**Garage**  
Approx 13 sq m / 145 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	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: ///wider.tidy.caves

### Directions

From St James' Church, head North-East along Ugate and continue onto Grimsby Road (B1520). Stay on Grimsby Road for around a mile, then turn left into the new housing development at Bee Orchid Way. Continue through the estate and follow the corner round, you'll see a left turning onto Daisy Way. Continue down this road, and number 48 will be further along on the left-hand side.

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

SINCE 1850

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