



Canters

Chartered Surveyors

Daisy Way, Louth, LN11 0FS

FOR SALE - £265,000

Early viewing is highly recommended on this superb Four Bedroom Semi-Detached House with Single Detached Garage found on the much sought after and highly desirable Westfield Park Development. Constructed to the Walnut design by Snape Properties Ltd and occupying a favourable position, the property offers well-presented and planned accommodation and is finished to a high specification and benefits from further enhancement by the present vendors including a landscaped rear garden.

The accommodation briefly comprises; Entrance Hall, Sitting Room, Kitchen Diner, Utility Room and Cloakroom to the ground floor. To the first floor are Four Bedrooms, En-Suite Shower Room and a Family Bathroom. The property, which has Upvc Double Glazed Windows, Gas Fired Central Heating System being underfloor to the ground floor, Security Alarm, superfast fibre optic broadband and the balance of its builders' warranty. The Westfield Park Development is found off Grimsby Road and is well placed for the centre of this historic charming Georgian market town with its variety of shops and schools including King Edward VI Grammar School, two Golf Courses, Leisure Centre and other amenities.

Entrance Hall	Having grey high performance composite entrance door, storage cupboard and wood effect flooring which continues through into the kitchen diner.
Sitting Room	4.40m x 4.24m Found to the front of the property and with window overlooking open green space.
Kitchen Diner	6.49m x 2.99m Well fitted with a modern range of shaker style wall cupboards and base units with contrasting worktops and breakfast bar with matching upstands. Inset grey composite sink unit with mixer tap over, integrated dishwasher, Neff oven, four ring induction hob and stainless-steel chimney style extractor over. Built in fridge, undercabinet lighting and with downlights over the kitchen area. Provision for a wall mounted television and two Upvc doors which open out to the rear garden.
Utility Room	3.24m x 1.59m With fitted base unit with contrasting worktop and matching upstands, space for washing machine and oven. Upvc double glazed door which leads onto the drive way and wood effect flooring which continues into the cloakroom.
Cloakroom	With modern white suite comprising; low flush WC and vanity style wash hand basin with mixer tap over. Tiled flooring.
Stairs from the hallway lead to the landing with airing cupboard housing hot water cylinder.	
Bedroom 1	3.97m max x 4.35m max (including En-Suite) With two windows to the front aspect and provision for a wall mounted television.
En-Suite	With suite comprising; walk in shower with combination rain head and hand-held attachment, wall hung basin with mixer tap. Tiling to both the floors and walls, wall mounted chrome towel rail and downlights to the ceiling.
Bedroom 2	2.94m x 3.63m With window overlooking the rear garden and wood effect flooring.
Bedroom 3	2.95m x 2.74m With window overlooking the rear garden.
Bedroom 4	2.13m x 2.01m With window to front aspect.
Family Bathroom	2.01m x 1.66m With white suite comprising; panelled bath with glass screen and shower over, vanity style wash hand basin and low flush WC. Tiled floor and tiling to three walls. Chrome towel rail and downlights to the ceiling.
Outside	The property occupies a favourable position overlooking open green space with the front garden being open plan and laid to lawn with decorative slate and stone beds to the side. There is a paved pathway and drive providing access to the single detached brick and tile garage with light, power and personnel door. To the enclosed and fenced rear garden is fully landscaped and laid predominantly to paving with contrasting edges and benefits from an elevated sitting area with pergola over. There is also a split level water feature containing a variety of mature plants and shrubs. Outside lights, tap and power.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Management Fee

We understand that there is an estate maintenance fee payable on this development. For further details please contact this office.

Council Tax Band:

'C' NB: This can be reviewed by the Local Authority.

EPC Rating:

'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.

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 15/09/2025

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ADDITIONAL PHOTOS & PLANS



Entrance Hall



Sitting Room



Sitting Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

ADDITIONAL PHOTOS & PLANS



Cloakroom



Bedroom 1



Bedroom 1 En-Suite



Bedroom 2



Bathroom



Rear Garden

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ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Elevation



Front Open Space

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