



# 5 Walnut Close

Louth

**M A S O N S**

SINCE 1850

# 5 Walnut Close

Louth, LN11 7DN



Modern detached home on sought-after  
Tennyson Fields

Private cul-de-sac setting within the development

Air source heat pump for efficient, lower-cost  
heating

Impressive open-plan kitchen and dining space

Four well-proportioned bedrooms

En-suite principal bedroom with fitted wardrobes

Sunny south-west facing garden ideal for  
entertaining

Ample parking and detached garage

Tucked away in a private cul-de-sac on the highly regarded Tennyson Fields development, this exceptional four-bedroom detached family home offers contemporary living in a peaceful residential setting. Constructed in 2021 to a high specification, the property benefits from the remainder of its new homes warranty and has been further enhanced by the installation of an air source heat pump, providing an efficient, environmentally conscious heating system and helping to reduce day-to-day running costs.

Designed with modern family life in mind, the spacious accommodation combines versatile living areas with stylish finishes throughout. The heart of the home is the impressive open-plan kitchen dining room, creating the perfect space for everyday living, entertaining and family gatherings, while the south-west facing rear garden enjoys sunshine throughout the afternoon and into the evening, making it ideal for outdoor dining and relaxation.

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## Ground Floor

A welcoming entrance hall sets the tone for the accommodation, featuring a useful built-in storage cupboard and staircase rising to the first floor. A convenient cloakroom serves guests and everyday family needs, while the generously proportioned lounge provides a comfortable retreat, filled with natural light from the front-facing aspect.

The standout feature of the ground floor is the superb open-plan kitchen dining room. Beautifully appointed with an extensive range of contemporary fitted units and integrated appliances, the space offers both practicality and style. French doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living during the warmer months. A separate utility room provides additional storage and laundry facilities, together with direct access to the driveway.





### First Floor

The first-floor landing benefits from a useful double storage cupboard and provides access to four well-proportioned bedrooms. The principal bedroom enjoys the luxury of fitted wardrobes and a stylish en-suite shower room, creating a comfortable and private space to unwind. Three further bedrooms offer flexibility for growing families, guest accommodation or home working requirements, and are served by a modern family bathroom fitted with a contemporary three-piece suite.







## Outside

The property enjoys an attractive position within the development and is approached via a generous driveway providing ample off-road parking, leading to a detached single garage with power and lighting.

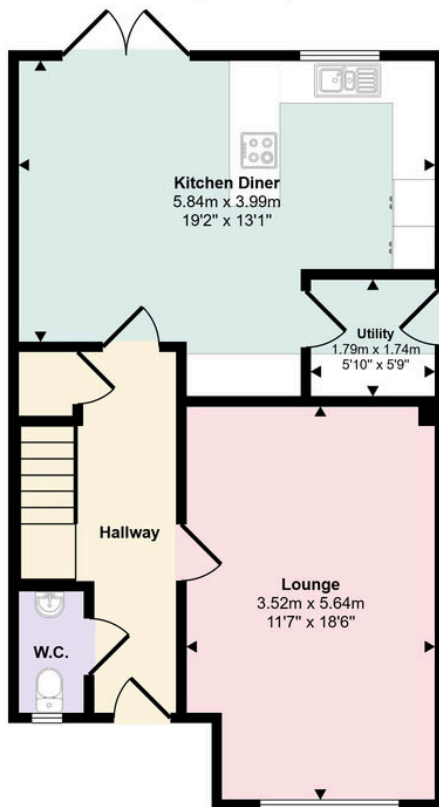
To the rear, the south-west facing garden is a particular highlight, enjoying excellent levels of sunshine throughout the afternoon and evening. Thoughtfully designed for both relaxation and entertaining, the garden features an attractive slate-paved patio ideal for al fresco dining, summer barbecues and social gatherings, alongside a lawned area suitable for children and pets. Fully enclosed by fencing, the garden offers a safe and private outdoor environment, further enhanced by external lighting, power points and an outside tap.







Approx Gross Internal Area  
137 sq m / 1476 sq ft



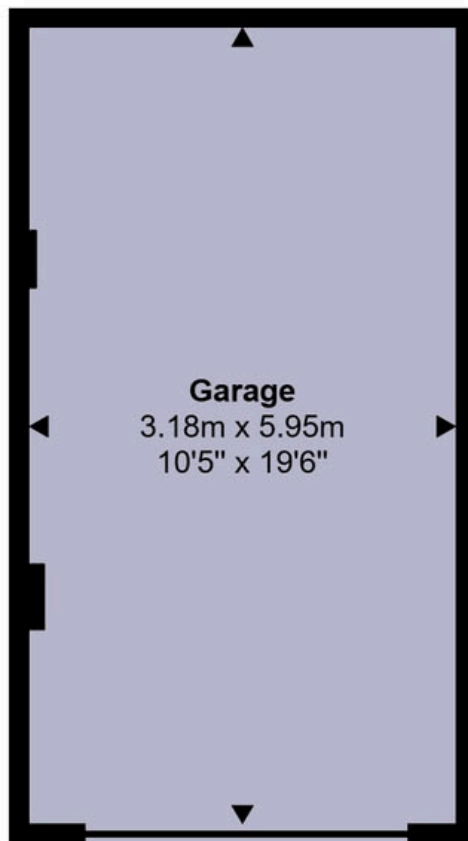
Ground Floor  
Approx 59 sq m / 631 sq ft



First Floor  
Approx 60 sq m / 641 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.



**Garage**  
**Approx 19 sq m / 204 sq ft**

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# 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 and The Coast

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.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 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 C

### 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: ///covertly.shark.sues

### Directions

Head out of Louth on Eastfield Road and proceed towards the edge of town. Before leaving town, take the right turning into Chestnut Drive and after a short distance turn left into Tennyson Fields. Where the road branches, turn left and then the next right onto Walnut Close. The property is near the end on the right.

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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Cornmarket,  
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