



21 Buddleia Drive

Louth

M A S O N S
— Celebrating 175 Years —



21 Buddleia Drive

Louth
LN11 8FX

Spacious Family Home

Recently built with new home warranty

4 Double bedrooms with master en suite

Superb Kitchen diner opening to Sunroom

Lounge with Bay window

High Specification

Driveway and Garage

Large south west facing rear garden with patio

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This well-presented, recently built four-bedroom home is located on a quiet street in the popular Alexander Park development. The ground floor includes a hallway with a cloakroom/WC, a spacious front lounge with a bay window, and double doors leading to a large kitchen-diner and adjoining sunroom. Upstairs, there are four good-sized double bedrooms, including a master with an en-suite, plus a separate family bathroom. Outside, the property features off-road parking for multiple vehicles, an integral garage, and a generous south-west facing rear garden with a patio area.

The house dates back to 2023 and benefits from the remainder of a 10 year New Home Warranty and was constructed by highly regarded local builders, Cyden Homes, with the property having efficient gas-fired central heating system with Ideal Logic boiler located in the garage and the property also has uPVC double-glazed windows and doors, making for low running costs.





Ground Floor

Composite front entrance door leads into the spacious hallway having stairs to first floor with an understairs cloaks/WC. To the side is a bright lounge with bay window to the front, ideal for relaxing in with double oak doors to the dining room allowing the space to be opened up for entertaining. The kitchen has been finished to a high specification with a good range of base and wall units finished in grey Shaker style with smart work surfaces. A good range of built-in appliances including double electric oven, dishwasher and gas hob with the floor having large-scale tiles and the worktop extending to a breakfast bar to one side with further space for a dining table to the side. Beyond is the sunroom with large window and patio doors into the rear garden, creating yet another useful and pleasant reception room.











First Floor

To the first floor, the spacious landing has an airing cupboard to the side with shelving provided for laundry. Four generous double bedrooms with large windows providing ample natural light, with two of the bedrooms having built-in wardrobes with sliding doors and the master enjoying a smart en-suite shower room. At the rear is the family bathroom which has a three-piece suite with bath.







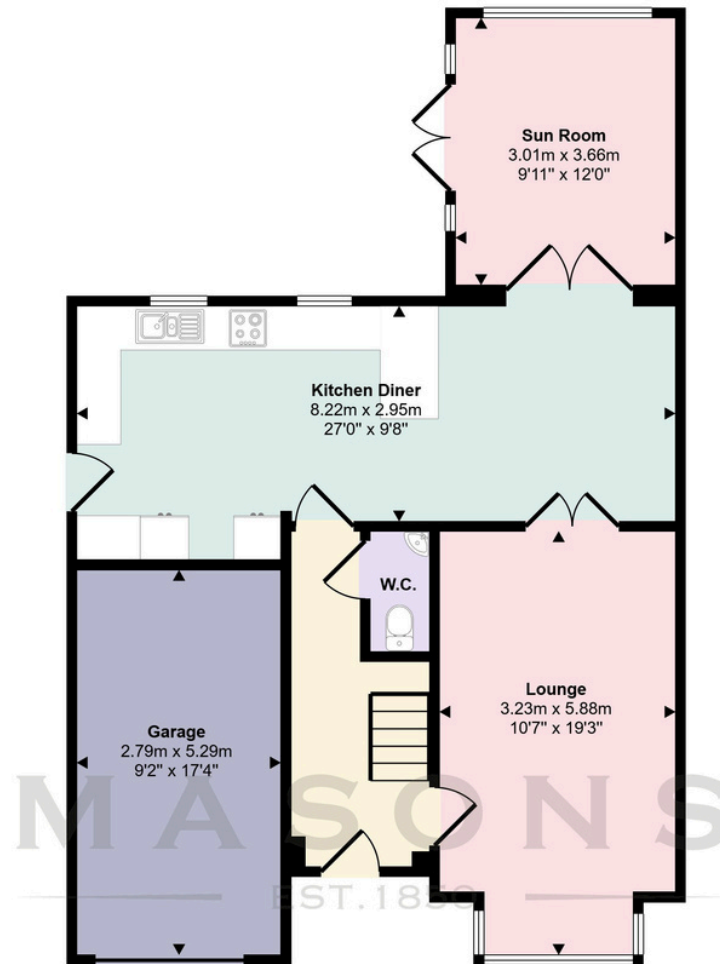


Outside

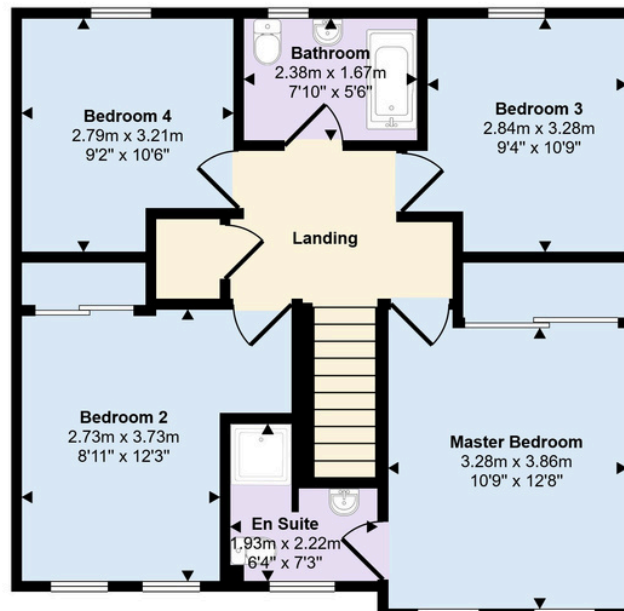
At the front of the property is ample off-street parking for two vehicles with a smart block-paved driveway with lawned area to the side, also giving access to the single garage with up and over door which houses the electric consumer unit and Ideal Logic gas-fired boiler. To the rear is the spacious garden laid predominantly to lawn being south west facing enjoying a very sunny aspect, ideal for families with fenced perimeter to all sides, storage space down the sides of the property with gated access to the front and a large patio ideal for alfresco dining and barbecues.







Ground Floor
Approx 81 sq m / 876 sq ft



First Floor
Approx 66 sq m / 706 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, 35 miles away, and Grimsby, just 24 miles to the north.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 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 E

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: ///alright.yachting.gurgled

Directions

Proceed out of Louth on Legbourne Road and upon arriving at Alexander Park new homes site, turn left into the site on Lavendar Way. Proceed for a distance along and take the left turning onto Buddleia Drive then bear left at the bend and the property is immediately on your right.

Agents Note: There will be a service charge when the development has been completed for maintenance of common areas such as the green areas along the frontage to Legbourne Road

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.

M A S O N S

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