



# 6 Petrel Drive

Louth

**M A S O N S**

— SINCE 1850 —

# 6 Petrel Drive

Louth, LN11 0ZG



Modern Two Bedroom Mid-Terrace Home

Quiet No-Through Road Position

Spacious Lounge Diner

Stylish Kitchen With Integrated Appliances

South-Facing Rear Garden

Parking For Two Vehicles

Remainder Of 10-Year Warranty

Energy Efficient With Low Running Costs

A superb opportunity to acquire this modern two-bedroom mid-terraced property, situated within a popular residential estate. Positioned in a quiet no-through road, the house offers spacious accommodation comprising an entrance hall with WC, kitchen with built-in appliances, and lounge diner with patio doors opening onto the delightful south-facing rear garden, while to the front there is parking for two vehicles. The first floor offers two double bedrooms and a family bathroom.

The property benefits from very low running costs, on-site play areas and convenient access to local amenities. Believed to date from 2018 and benefiting from the remainder of a 10-Year New Home Warranty, the property features an Ideal Logic gas combination boiler along with uPVC doors and windows throughout, providing excellent energy efficiency.

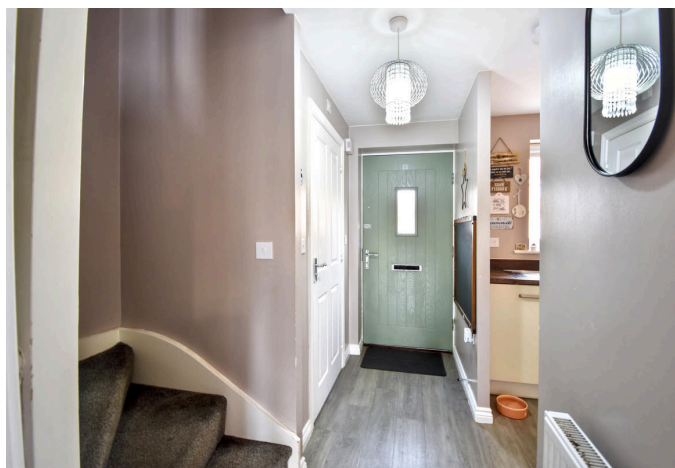
MOVEWITHMASONSON.CO.UK

01507 350500

## Ground Floor

A part-glazed composite front entrance door opens into the spacious hallway with wood-effect Karndean flooring and door to the cloaks/WC, fitted with WC and corner wash hand basin housing the electricity consumer unit. An opening from the hallway leads into the smart modern kitchen, fitted with a good range of base and wall units with roll-top wood-effect laminated work surfaces, one-and-a-half bowl stainless steel sink and attractive tiled splash-backs, while incorporating built-in appliances including double electric oven, four-ring gas hob, fridge/freezer, dishwasher and washing machine. Window to front and continuation of Karndean flooring.

To the rear, the lounge diner is a delightful open-plan space with wood-effect vinyl flooring, understairs cupboard and ample room for both sitting and dining areas.







### First Floor

Landing with carpeted stairs, loft access hatch and four-panel doors leading to bedrooms and bathroom. The master bedroom is positioned to the front and is a particularly generous double with twin windows, carpeted floor and built-in storage cupboard providing wardrobe space. Bedroom 2 is a further double bedroom with rear-facing window and carpeted floor, while the family bathroom is centrally positioned and fitted with panelled bath featuring fully tiled surround, thermostatic shower mixer and side screen, together with wash hand basin, low-level WC and ceiling extractor fan.

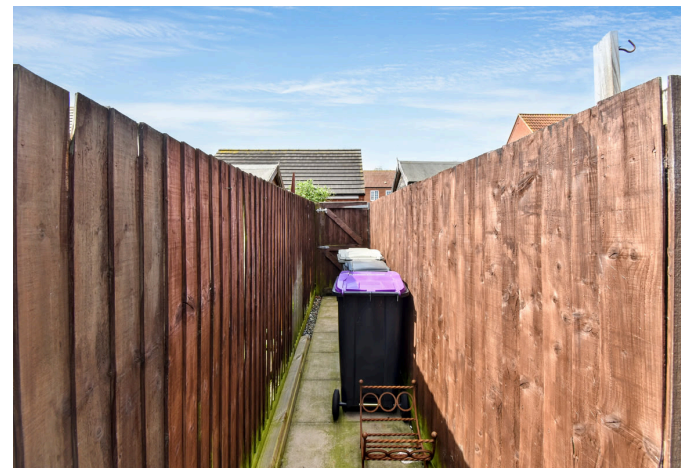




## Outside

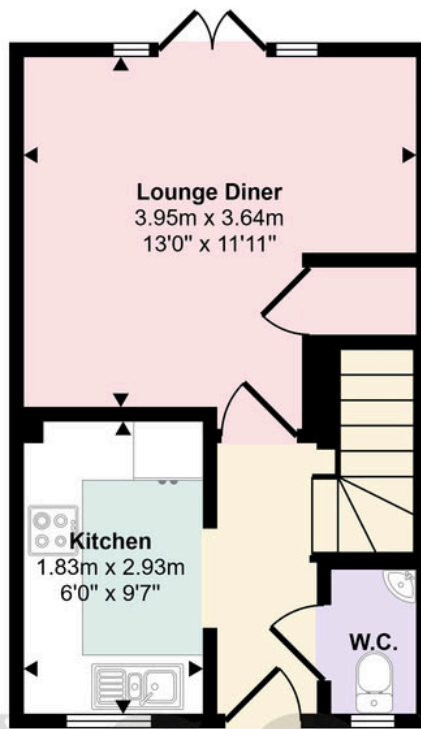
To the front of the property are two allocated parking spaces, paved pathway to the entrance door, gravelled garden area, outside electrical socket and tap.

The rear garden enjoys a sunny southerly aspect, creating an ideal space for outdoor dining and entertaining, with extensive patio area and the remainder laid to pathway and lawn, together with timber garden shed to the rear. High-level fenced boundaries extend around the side of the property, providing useful bin storage and access via a shared pathway to the front.



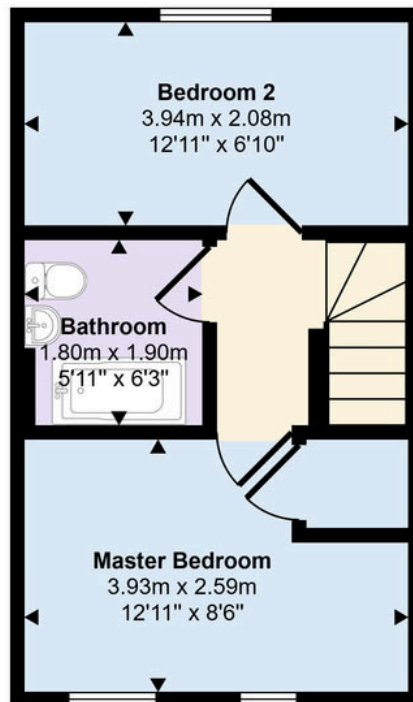


Approx Gross Internal Area  
54 sq m / 581 sq ft



Ground Floor  
Approx 27 sq m / 290 sq ft

M A S O N S  
EST. 1850



First Floor  
Approx 27 sq m / 291 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

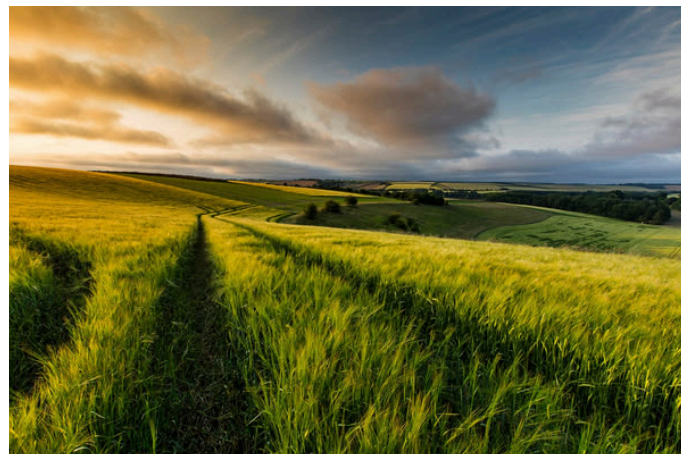
Vibrant Living in the Wolds

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		99 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 A

### 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: ///musician.quietest.shepherdess

### Directions

Upon arriving to the estate via Fulmar Drive, follow the road for some distance until it becomes Guillemot Drive and then take the first left turn along Albatross Way.

Take the second left onto Petrel Drive and the property will be on the left.

### Agent's Note

There is a service charge of £235 annually for the shared green areas.

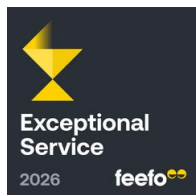
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



#### Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.