

The Fordite

Alexander Park, Louth

MASONS

SINCE 1850

The Fordite

Four bedroom detached house built by Cyden Homes

Open-plan kitchen and dining area

Sunroom providing additional living space

Generous lounge with oak double doors

Master bedroom with en-suite shower room

Utility room and ground floor cloakroom

Garage, driveway parking and solar PV panels

Ten year new home warranty

Situated within the new Alexander Park development just off Legbourne Road.

Alexander Park, Louth, LN11 8GH

movewithmasons.co.uk
01507 350500



Welcome to Alexander Park, Louth

Alexander Park, an acclaimed development by Cyden Homes located just off Legbourne Road, has become one of Louth's most sought-after residential addresses.

Combining quality homes with an attractive neighbourhood setting, the development offers convenient access to excellent local amenities, schools and the historic market town centre, appealing to families, professionals and downsizers alike.

Introducing The Fordite



The Fordite is a spacious four-bedroom detached home, thoughtfully designed to offer generous and flexible accommodation for modern family life. Combining contemporary styling with practical living spaces, it provides a welcoming environment perfectly suited to both everyday living and entertaining.

The heart of the home is the impressive open-plan kitchen and dining area, which flows seamlessly into a bright and airy sunroom, creating an exceptional space for gathering with family and friends. Oak double doors connect the kitchen and sunroom to the generous lounge, offering flexibility between open-plan living and more intimate spaces. A utility room and cloakroom further enhance the practicality of the ground floor.

To the first floor, four well-proportioned bedrooms provide comfortable accommodation for growing families. The principal bedroom benefits from an en-suite shower room, whilst a contemporary family bathroom serves the remaining bedrooms.

Outside, the property enjoys private gardens, together with driveway parking and a garage. Designed with modern lifestyles in mind, The Fordite offers an excellent balance of space, comfort and functionality within the sought-after Alexander Park development.









These homes feature contemporary fitted kitchens offering a wide choice of cabinet, handle and worktop styles, complemented by soft-close doors and drawers with matching worktop upstands (subject to build stage, housetype or plot specification). Each kitchen is equipped with an integrated branded stainless steel oven and four-burner gas hob, a stainless steel chimney hood with glass splashback, stylish granite composite one-and-a-half bowl sink with flexible hose tap, tiled flooring with selected choices available, and LED downlighters with under-cabinet lighting for a bright, modern finish.



Bathrooms, en-suites and cloakrooms are designed with modern white sanitary ware and chrome fittings throughout, sleek vanity units, and contemporary ceramic wall tiling. En-suites include thermostatic chrome showers with low-profile stone resin trays, while bathrooms and en-suites benefit from anthracite heated towel rails. Coordinated tiled flooring completes the cloakrooms.

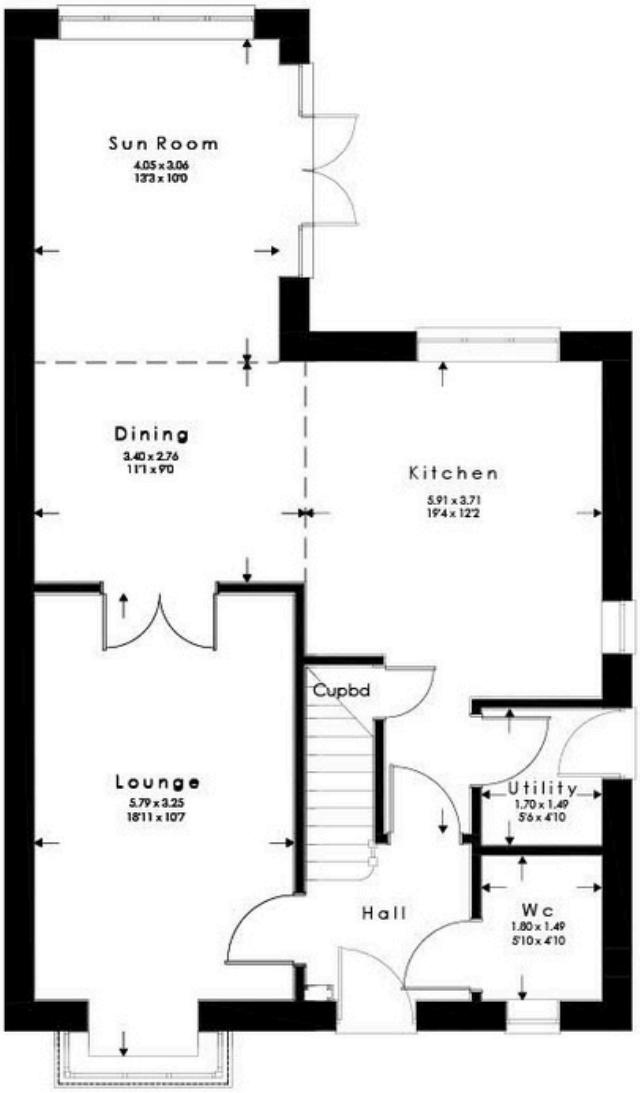
Homes are further enhanced by a high-efficiency boiler with zoned thermostat controls, and also benefit from solar photovoltaic panels.



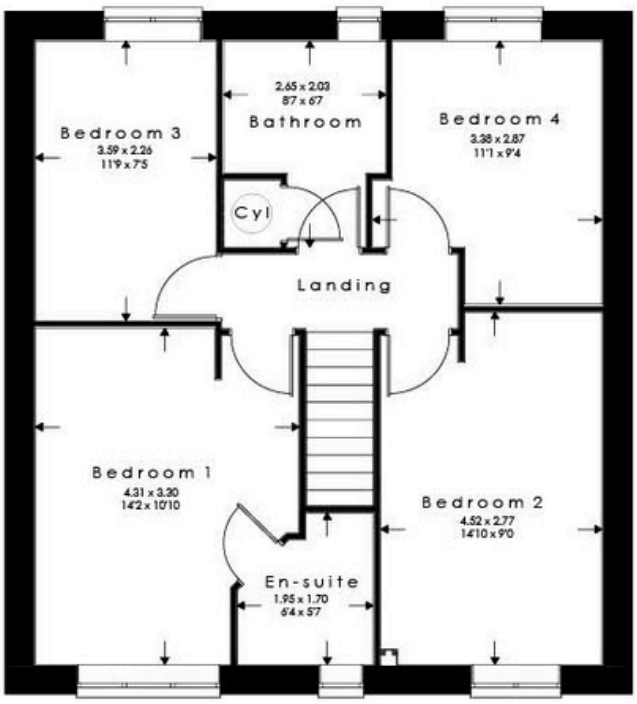




Floor Plan



GROUND FLOOR



FIRST FLOOR

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.





ALEXANDER PARK, LOUTH

URN SALES 7007 | Issue Date: 28/06/2025



HOUSE NAME	TYPE	HOUSE NUMBER
The Jade	2 Bed	191,193,194
The Garnet	3 Bed	192
The Agate	3 Bed	176,183,205
The Agate Plus	3 Bed	175,182,204
The Iolite	3 Bed	200,201
The Amber	4 Bed	179,185,186,211,212
The Jasper	4 Bed	171,174,184,206,208
The Citrine	4 Bed	172,180,248
The Chrysolite	4 Bed	173
The Opal	4 Bed	225,226
The Peridot	4 Bed	178
The Fordite	4 Bed	181,203,207
The Emerald	4 Bed	177,202,227,247
The Topaz	4 Bed	209,210
Affordable		187,188,189,190,219,220,221,222,223,224

Reserved

Available

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Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only.
The right is expressly reserved by the company to amend or vary the same, and therefore nothing herein contained shall constitute or form part of any contract.

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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.

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.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

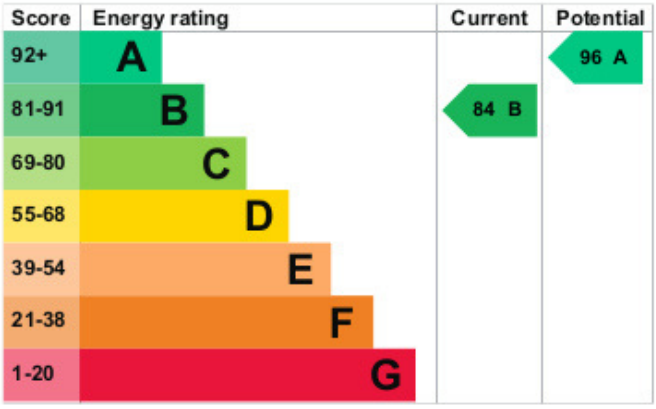
Band TBC

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. An annual service charge for maintenance of shared areas of around £300 will be payable once the development is completed.



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.

MASONS

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Cornmarket,
Louth, Lincolnshire
LN11 9QD

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Platinum Trusted Service Award 2026 feefo

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