



10 Camellia Grove

Louth

M A S O N S

SINCE 1850

10 Camellia Grove

Louth, LN11 8FP



Beautifully Presented Mid-Terraced Home

Built in 2021 by Cyden Homes

Two Spacious Double Bedrooms

Stylish Kitchen/Dining Room

Ground Floor Cloakroom/WC

Private Enclosed Rear Garden

Off-Road Parking for One Vehicle

Remainder of 10-Year New Home Warranty

A beautifully presented two-bedroom mid-terraced home, built in 2021 and situated on the highly sought-after Alexander Park development in Louth. Designed with modern living in mind, the property offers energy-efficient accommodation comprising a spacious lounge, contemporary kitchen diner and ground floor WC, while the first floor provides two generous double bedrooms, both with built-in storage, together with a stylish family bathroom. Outside, the property benefits from block-paved parking to the front and an enclosed, private rear garden.

Constructed by Cyden Homes to a high specification, the property benefits from the remainder of its 10-year New Home Warranty, along with uPVC double-glazed windows and doors and an efficient gas central heating system served by an Ideal Logic boiler.

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Ground Floor

A composite entrance door with canopy above opens into the welcoming lounge, a bright and spacious reception room featuring neutral décor, laminate flooring, a front-facing window and a staircase rising to the first floor. An understairs cupboard provides useful storage.

Positioned to the rear of the property, the kitchen diner is fitted with a good range of light grey Shaker-style wall and base units complemented by wood-effect laminated work surfaces. Integrated appliances include a Bosch electric oven, Bosch gas hob with extractor above and a white resin sink. There is space and plumbing for a washing machine, space for a fridge freezer and a cupboard housing the gas boiler. The dining area comfortably accommodates a family-sized table and benefits from large-format tiled flooring throughout, with a glazed uPVC door opening onto the rear garden. A door from the kitchen leads to the cloakroom/WC, fitted with a low-level WC, corner wash hand basin and tiled flooring.







First Floor

The galleried landing features a carpeted floor, timber balustrade and loft hatch providing access to the roof space. The principal bedroom is positioned to the front and offers a generous double room with carpeted flooring, a front-facing window and a built-in wardrobe cupboard. The second bedroom overlooks the rear garden and is also a comfortable double, complete with laminate flooring and a wardrobe with mirrored sliding doors.

The family bathroom is centrally located and fitted with a panelled bath incorporating a thermostatic shower with glazed screen, together with a wash hand basin set above a storage cupboard, low-level WC, chrome heated towel rail and tile-effect cushion flooring. Tiling is fitted to the shower and bath surround.





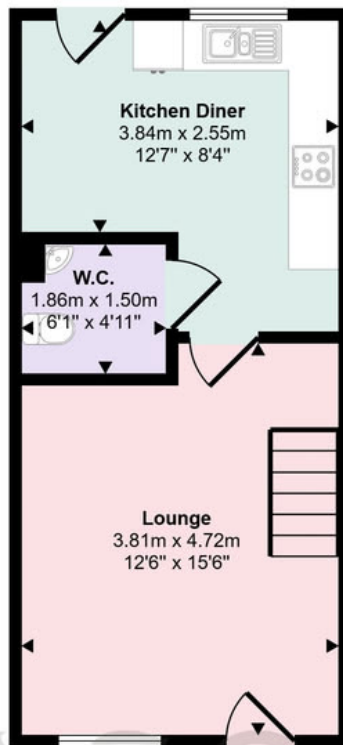
Outside

To the front of the property is a block-paved driveway providing off-road parking for one vehicle, alongside a selection of shrubs and bushes. A paved pathway leads to the entrance door, while a shared side passage with the neighbouring property provides access to the rear garden.

The enclosed rear garden enjoys a good degree of privacy, with fenced boundaries to the sides and mature hedging to the rear. A generous, extended patio creates an excellent space for outdoor dining and entertaining, while the remainder is laid to lawn and includes a timber garden shed and outside tap.



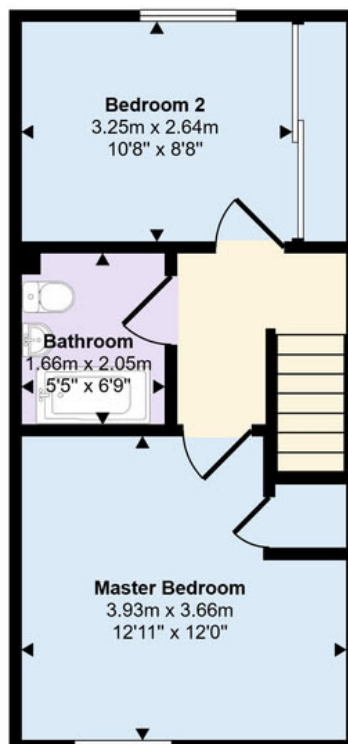
Approx Gross Internal Area
67 sq m / 719 sq ft



Ground Floor

Approx 33 sq m / 354 sq ft

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First Floor

Approx 34 sq m / 366 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. 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		97 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: ///dull.mush.dumpling

Directions

Travel out of Louth along the Newmarket Road, travelling East. Progress as the road turns into Legbourne Road and take the second left turning to Lavender Way. Camellia Grove is on the left after a short distance and the property will soon be found on the right-hand side.

Agent's 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

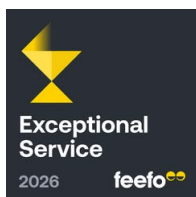
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