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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



8 Buttercup Lane
Louth
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£425,000

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Property Description

An impeccably presented and recently constructed four-bedroom detached residence of exceptional style and generous proportions, situated within the highly sought-after Westfield Park development in the thriving market town of Louth. Occupying a larger-than-average plot, the property enjoys an enviable position with an extended driveway stretching to the rear boundary, providing extensive off-road parking ideal for multiple vehicles, caravans, or motorhomes. Designed with contemporary family living in mind, the accommodation is both elegant and practical, centred around a stunning open-plan living kitchen and dining space to the rear, complete with bi-fold doors opening onto the beautifully private garden. Further ground floor accommodation includes two versatile reception rooms, a utility room, and cloakroom WC. To the first floor are four spacious double bedrooms, including a luxurious principal suite with en suite shower room, together with a stylish family bathroom. Outside, the generous gardens are complemented by a detached double garage, an attractive patio entertaining area, creating an ideal setting for outdoor dining and relaxation. Constructed in 2020, the property benefits from the remainder of a 10-year new home warranty and has been finished to an excellent specification throughout. Featuring

uPVC double-glazed windows and doors, zoned underfloor heating across the ground floor, radiators to the first floor, and a pressurised hot water system for enhanced efficiency and comfort. The property occupies a peaceful position on a quiet side lane, whilst remaining conveniently close to local amenities within the development. Its particularly private rear aspect is enhanced by the substantial gardens of neighbouring Grimsby Road properties beyond, creating an unusually secluded outdoor environment rarely found on modern developments.

Entrance Hallway

Neutrally decorated and having composite entry door to the front elevation. Staircase to the first floor with understairs storage.

Lounge

With uPVC double glazed window to the front aspect and double doors through to the dining / living / kitchen. Central heating radiator. Wall mounted fire.

Study/PlayRoom/Sitting

A superbly proportioned and highly versatile reception room, currently utilised as a comfortable sitting room and home office.

Beautifully presented in a neutral contemporary style, the room enjoys an abundance of natural light. The generous floor space offers excellent flexibility for a variety of uses, whether as a formal sitting room, additional lounge, home office, hobby room, or even a spacious bedroom if required. Recessed ceiling spotlights, and tasteful décor throughout.

Kitchen/Dining/Living

A stunning contemporary kitchen fitted with an extensive range of high-quality shaker-style units complemented by attractive wood-effect work surfaces and stylish tiled splashbacks. Designed with both practicality and aesthetics in mind, the space offers an excellent amount of storage, including tall pantry-style cupboards and integrated appliances, creating a sleek and streamlined finish. Recessed ceiling spotlights and neutral décor enhance the bright and welcoming atmosphere, while the generous layout provides ample workspace for everyday cooking and entertaining. Beautifully presented throughout, this impressive kitchen forms the heart of the home, perfectly combining style, functionality, and modern family living. The dining area comfortably accommodates a large wooden dining table and chairs, ideal for family meals and entertaining. Positioned adjacent to the kitchen, it benefits from an abundance of natural light pouring in through the wide bi-fold doors. The living area flows seamlessly from the dining space and offers a relaxed setting with plush carpet underfoot. Large bi-fold doors open directly onto the private rear garden and paved patio, creating a wonderful indoor-outdoor flow. The garden-facing aspect floods the room with natural light, while the well-placed windows and patio doors provide lovely views of the mature garden and established planting.

Utility

A well-designed and practical utility room, perfect for everyday household tasks. This bright and functional space features a range of wall and base units with complementary wooden work surfaces and a contemporary grey brick-effect splashback. Space for a washing machine and dryer. Open shelving above the worktop offers convenient display and storage for laundry essentials, while ample cupboard space. A black-framed external door provides direct access to the outside.

Cloakroom

Fitted with an extractor fan and being equipped with a close coupled w.c and vanity wash hand basin. Splashback tiling. Fitted extractor.

First Floor Landing

Neutrally decorated and having airing cupboard.

Family Bathroom

8' 5" x 8' 2" (2.56m x 2.48m)

Modern bathroom fitted with a shower cubicle, vanity wash hand basin, w.c and bath. Partial tiling to the walls. Down lighting to the ceiling. Chrome effect central heating towel radiator.

Bedroom One

11' 4" x 11' 3" (3.45m x 3.44m)

uPVC double glazed window to the front elevation. Central heating radiator. Down lighting. Fitted wardrobe.

Ensuite

5' 11" x 6' 5" (1.80m x 1.96m)

Fitted with a shower cubicle, w.c and wash hand basin. Tiling to the walls. Chrome effect central heating radiator. uPVC double glazed window to the front aspect. Down lights.

Bedroom Two

12' 8" x 11' 5" (3.86m x 3.48m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Three

11' 11" x 11' 4" (3.64m x 3.45m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Four

11' 11" x 9' 7" (3.63m x 2.91m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobe.

Front Garden

Open plan frontage with lawn and long driveway leading down to a detached double garage creating ample off road parking for several vehicles.



Rear Garden

A substantial rear garden compared to many of the properties, offering lawn and patio area, along with mature shrubs and a lovely patio area ideal for outdoor entertaining and enjoying a good degree of privacy.

Garage and Driveway

Large double garage with internal light and power.



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Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

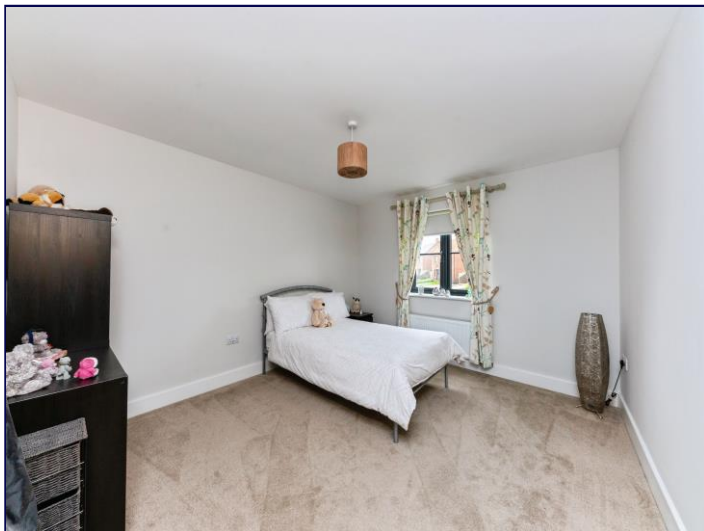
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant



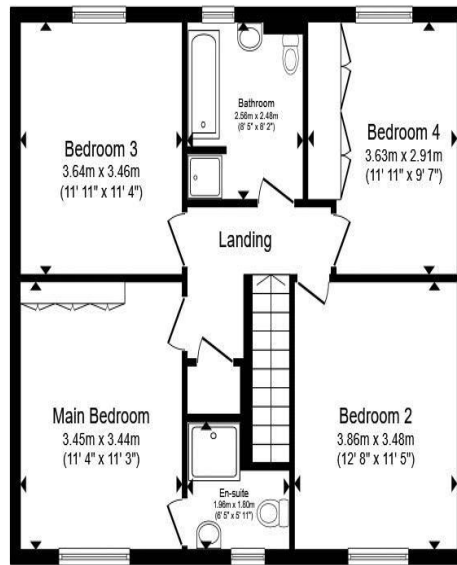
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

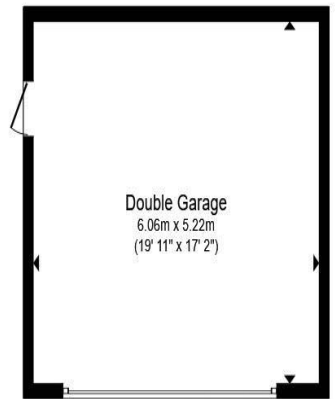
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Garage

Total floor area 179.9 m² (1,937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

