



10 Bee Orchid Way
Louth LN11 0FP

Masons
EST. 1850

A smart and beautifully maintained detached 4 double bedroom house of excellent design positioned close to the entrance into Westfield Park facing an open green with swale and conveniently placed for the town centre or the main roads out of Louth, with Darkes Garage and store just a short walk away. Gas central heating system (underfloor on the ground floor), feature open plan Living/Dining Kitchen with bi-folding French doors, master bedroom ensuite, 2 reception rooms, family bathroom, utility, cloaks/WC and detached double garage.



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Directions

From St. James' church in the centre of Louth proceed north along Bridge Street and after crossing the bridge over the River Lud continue into Grimsby Road and go to the top of the road. A short distance past the first of two bollards, turn left into Howard Fields Way and this road soon leads into Bee Orchid Way. After a short distance the house can then be found on the left side.

The Property

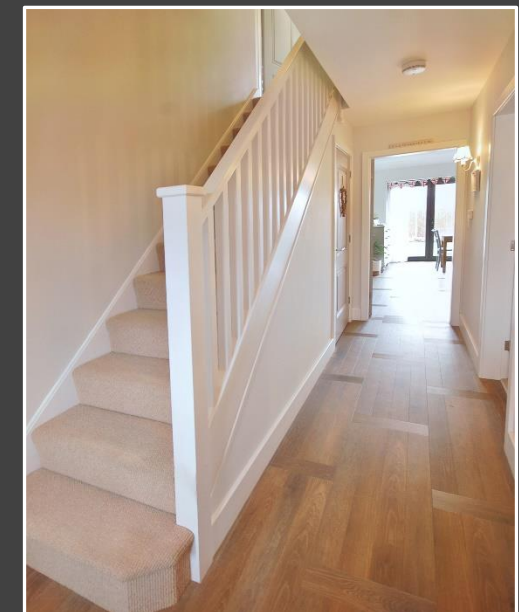
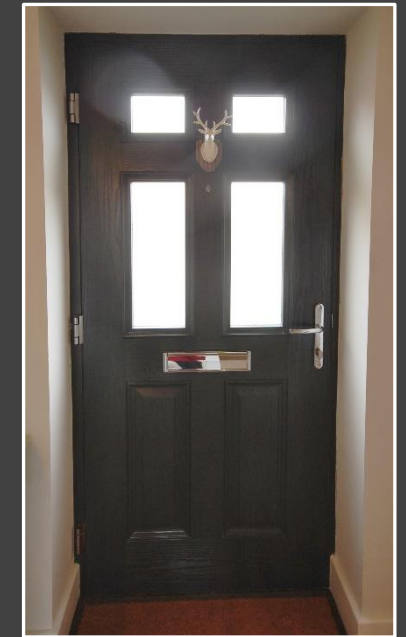
We are advised that the house was constructed in 2019 and there is the balance of a 10 year warranty. The property has brick-faced principal walls under a pitched concrete tiled roof and the garage has been built in complementary materials with twin-skin walls and a pitched tiled roof. The building has low maintenance corbelled brickwork to the eaves and gables.

Windows are uPVC framed double-glazed units in grey and the heating is a gas central heating system with underfloor heating on the ground floor and conventional radiators on the first floor. The insulated hot water cylinder provides pressurised domestic hot water. Interior doors are of a moulded 2-panel design and finished in grey against contrasting white skirting boards and architraves.

This property is well positioned, facing an open green area with a swale whilst to the rear, the upper windows look down along Buttercup Lane. The main garden is at the rear and enjoys the sun for a large part of the day. The property is close to the entrance from Grimsby Road and therefore near to the amenities at Darkes' garage and just a short distance of the town centre.

Photo Schedule

01507 350500



















Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor**Main Entrance**

At the front of the property a central composite part-glazed (double-glazed) multi-pane front door finished in black woodgrain-effect and set into a contrasting white pillared frame, opens into the:

Entrance Hall

An attractive hallway with oak-effect vinyl floor covering extending through to the living kitchen at the rear. Staircase with pillared balustrade finished in white leading to the first floor. Understairs store cupboard with coat hooks to wall rail and light. Two wall lights, digital control for the underfloor heating and mains powered smoke alarm to the ceiling. Doors leading off to the reception rooms and living kitchen.

Sitting Room

A cosy reception room with window on the front elevation having Venetian blind and presenting a view across to the swale and green area facing the house. Digital control for underfloor heating.

Study/Snug

Also located at the front of the property and enjoying the same outlook as from the sitting room, this room also has a Venetian blind fitted to the front window and a digital controller for the underfloor heating.

Living/Dining Kitchen

An impressive and spacious open plan fitted kitchen and living area with a range of contemporary built-in units in contrasting subtle green and dark grey tones.

There are base cupboard and drawer units with chrome handles, hardwood block worksurfaces with Metro style ceramic-tiled splashbacks, matching wall cupboard units and a tall unit housing the built-in Neff electric oven and grill, adjacent to which is a Neff ceramic induction hob with Neff stainless steel hood incorporating downlighters above.

There is a butler style deep ceramic sink in white with chrome mixer tap over and at the side is a full size integrated faced Indesit dishwasher. The tall contrasting dark grey double unit houses an integrated fridge/freezer on one side and useful shelved larder space adjacent. The kitchen area has a window on the rear elevation, six LED downlighters to the ceiling and a pendant light

over the sink, together with a mains powered smoke alarm. The living and dining area is an excellent size with wide bi-folding double-glazed doors onto the rear patio and garden, together with two wall lights and two ceiling lights. The room is decorated in subtle pastel tones with complementary painted wall panelling to the recess on one side. Digital control for underfloor heating.

Utility Room

Fitted to complement the kitchen with pale green units comprising a double base cupboard, hardwood block worksurface with a white ceramic single-drainer sink unit and chrome mixer tap, recess with plumbing for washing machine and a matching wall unit which houses the Worcester condensing gas-fired central heating boiler. To one side is the metal-cased consumer unit with MCBs and there are coat pegs to the wall, a ceiling mounted extractor fan, painted dado panelling and an attractive decorative ceramic-tiled floor. Double-glazed door on the side elevation to outside. Further door to the:

Cloakroom/WC

White suite comprising a square-design dual-flush, low-level WC and suspended vanity wash

hand basin with chrome pillar mixer tap, Metro style tiles splashback and a cupboard beneath finished in gloss white. Coat pegs to wall rail and ceramic tiled floor extending through from the utility room..

First Floor Landing

An L-shaped landing with white pillared balustrade extending around the stairwell to form a gallery area, adjacent to which is the door to the airing cupboard. The latter contains a Worcester insulated hot water cylinder with immersion heater and linen storage space above, together with the expansion vessels for the pressurized domestic hot water system. Mains powered ceiling smoke alarm, radiator, trap access to the roof void and doors leading off to the bedrooms and family bathroom.

Master Bedroom

Located at the front of the house with window presenting an attractive open outlook, this good size double bedroom has a radiator and connecting door to the

En Suite Shower Room

Fitted in contemporary style with white suite comprising a suspended semi-pedestal wash hand basin with chrome mixer tap by Roca and

complementary suspended WC with concealed cistern and chrome dual-flush control to the Metro style part-tiled walls surrounding. Chrome ladder-style radiator/towel rail and remote thermostatic controls for the Metro style ceramic-tiled shower cubicle in contrasting blue with folding glazed door and an Aqualisa Quartz shower unit with handset on chrome rail, together with a circular drench head. Extractor fan, LED ceiling downlighters and window with obscure glazing on the front elevation. Shaver socket above the wash basin. Oak effect ceramic tiled floor.

Bedroom 2 (rear)

A well-proportioned double bedroom with radiator and rear window presenting an attractive outlook from the elevated position along Buttercup Lane.

Bedroom 3 (front)

A spacious double bedroom with radiator and attractive views towards the swale.

Bedroom 4 (rear)

A fourth good size double bedroom with window on the rear elevation taking in the view along the sweep of Buttercup Lane with St James' church spire in the background.

Family Bathroom

A modern and well-appointed bathroom with a white suite comprising a double-ended bath with chrome mixer tap, suspended Roca wash hand basin with chrome pillar tap and two white gloss drawers having long chrome handles and a suspended Roca WC with concealed cistern and chrome controls for the dual flush. Part ceramic-tiled walls in Metro style and in contrasting pale grey, extending into the ceramic-tiled shower cubicle with folding glazed screen door, Aqualisa Quartz shower unit with remotely positioned thermostatic controls, handset on rail and circular drench head. Extractor fan, LED ceiling downlighters, ceramic oak-effect floor tiling and chrome ladder-style radiator/towel rail. Window on the rear elevation.

Detached Double Garage

An impressive building in its own right, the garage has twin skin walls with brick facings externally, under a pitched timber roof structure covered in concrete tiles. There are two remote-controlled, sectional, motorised doors giving vehicular access and a composite side pedestrian door finished in grey close to the side door from the utility room. LED strip lighting, separate consumer unit with MCBs, power points and useful space within the roof structure for storage.

Outside

The main garden is positioned at the rear of the house enclosed by close boarded fencing and a high, capped brick wall at the side, enjoying the sun for most of the day with a large L-shaped, flagstone-paved patio and principal area laid to lawn. There are shrubbery and flower beds, ornamental trees, external up/downlighters to each side of the bi-folding doors from the living kitchen and the side wall returns to frame a ledged, braced and framed screen door maintaining privacy and allowing access over a flagstone-paved pathway from the front of the house.

A block paved pathway also continues from the patio between the house and garage to a further ledged, braced and framed screen door and fencing with the pedestrian door into the garage adjacent. There is a further wall up/down lighter by the side door from the utility room. At the front of the house the gardens are laid to lawn extending around the side and bounded by galvanised post and rail fencing. A block-paved wide driveway provides side-by-side parking space and gives access to the garage.

Viewing:

Strictly by appointment through the selling agent.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

General Information

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. 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. The property is in Council Tax band E.

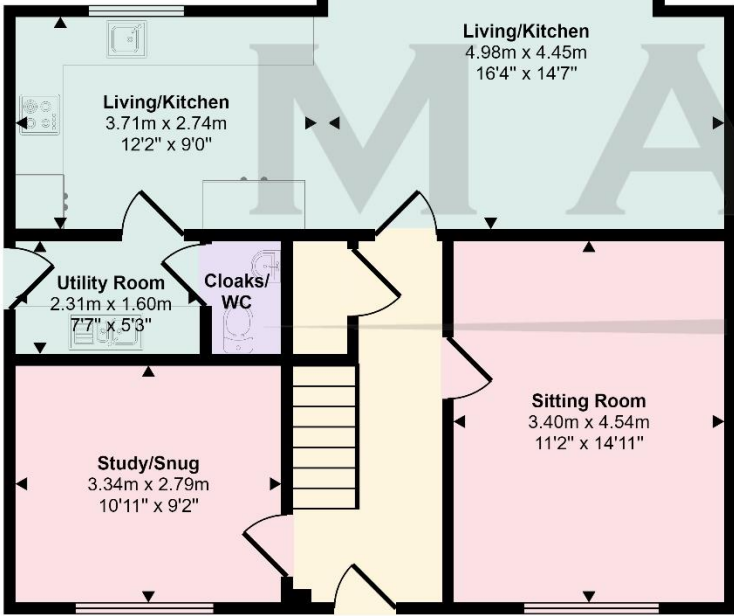




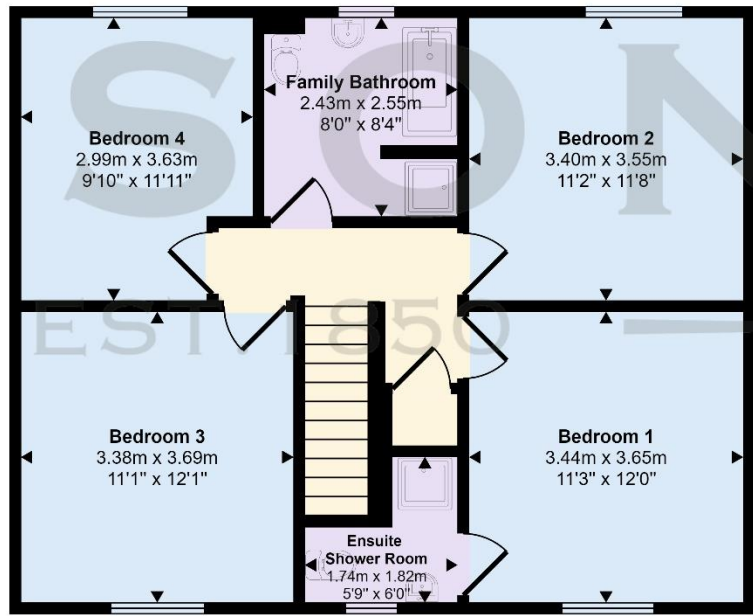
Floorplans and EPC Graph

NB - A PDF of the full EPC can be emailed on request

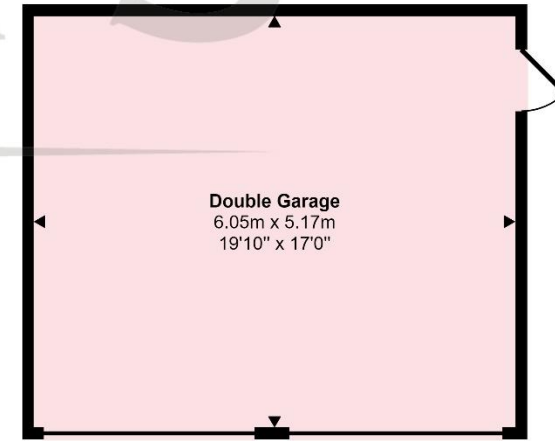
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 73 sq m / 785 sq ft



First Floor
Approx 67 sq m / 717 sq ft



Double Garage
Approx 31 sq m / 337 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 the real items. Made with Made Snappy 360.

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Important Notice

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- (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 Messrs Masons, Chartered Surveyors 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.