



1 Lavender Way, Louth, LN11 8GH

M A S O N S

EST. 1850

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An exceptional and high specification new build home on a popular residential road in Louth market town. The property has been finished and upgraded to exacting standards, being built three years ago. The property is one of the largest homes on the development and benefits from a superb live/work studio above the double garage.

Internally offering a full-width dining/sitting room at the rear with bi-fold doors leading onto the garden with an adjoining kitchen diner, further reception room, utility and cloaks WC. To the first floor are four excellent bedrooms, one being en suite, with a further family bathroom whilst to the second floor is the master suite which benefits from a large bedroom, study/dressing room with a shower room off.

The ample off-street parking and meticulously maintained garden is complemented by the excellent addition of the live/work studio, creating a versatile space suitable for a variety of uses.



Directions

From St. James' church on Upgate, proceed south to the traffic lights turning left onto Newmarket. Continue along Newmarket until it progresses into Kenwick Road. Follow the road around the left bend where it progresses into Legbourne Road. Continue for some distance and upon arriving at Lavender Way, turn left here into the development. Take the immediate first left past the show home and the property will be found on the right side.

The Property

Constructed by Cyden Homes, this superb family home was completed in the summer of 2020 and benefits from the remainder of its LABC 10 year new home warranty. The property is set out over three floors and is made from blockwork construction with colour-rendered walls, a high pitched roof with slate style roof covering and dormer and skylight windows to the second floor. The property boasts a smart oak-framed porch with brick dwarf walls to the front door with stone lintels and sills, having fully uPVC double-glazed doors and windows. The matching live/work studio is positioned to the side in exposed brickwork finish with matching roof covering. Double garage to the ground floor whilst to the first floor via separate external access is the live/work studio, creating a multi-purpose room for a variety of uses. The rear of the property benefits from two sets of bi-fold doors leading into the garden, which is set to low maintenance ornamental finish with the addition of an open-fronted summer house to the corner. Fixtures and fittings throughout are to the highest standard with integrated appliances and the property is heated by way of an Ideal Logic gas boiler located in the kitchen which is supplemented by a large pressurised hot water cylinder within the airing cupboard on the first floor.





Accommodation

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

Entrance Hall

Front porch of oak framed construction with tiled covering, courtesy lighting to either side with riven stone path, through the red part-glazed composite door. Carpeted threshold with the remainder laid to oak-effect flooring. Electricity consumer unit to side with useful understairs storage cupboards. Central heating timer control to wall, smoke alarm to ceiling. Staircase leading to first floor and oak doors into principal rooms. Door through to:

Kitchen/Diner

Extensive range of base and wall units finished in gloss white with chrome handles. Good range of cupboards and deep pan drawers, one cupboard housing the Ideal Logic gas boiler. Walnut-effect laminated work surfaces with matching upstand. One and a half bowl grey resin sink with chrome mono mixer tap. To one side is the five-ring Neff gas hob with extractor fan above. Eye-level double electric oven and full-size integrated Neff dishwasher.





Ample space to side for large American style fridge/freezer. Fitted blinds to window, inset spotlights and extractor fan to ceiling, under-unit downlighters to wall cabinets and large gloss floor tiles throughout. Frosted glass uPVC door leading to driveway, ample space for dining table if required.

Utility Room

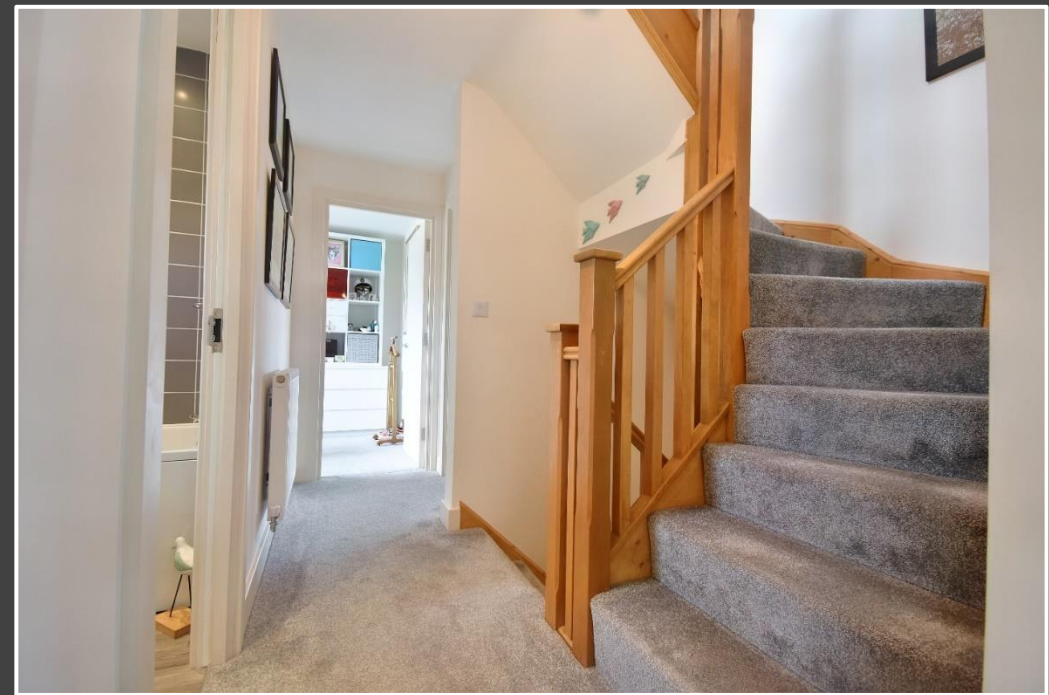
Having fitted work surface in laminated walnut effect with matching upstand. Space and plumbing provided for washing machine and tumble drier, extractor fan to ceiling and large gloss floor tiles with door through to:

Cloaks/WC

With low-level WC, corner wash handbasin, tiled splashback, spotlight and extractor fan to ceiling.

Dining/Sitting Room

A superb feature of the property spanning the full width, boasting two sets of bi-fold doors leading into the garden and enjoying three further skylights to the pitched sloping ceiling creating a superb feeling of space with opening returning into the kitchen diner. Large gloss floor tiles to floor throughout. Electrically operated blinds to bi-fold doors and door giving access to the lounge. A superb versatile room which could be used for a variety of purposes, including sun room, with access directly onto the patio creating a superb entertaining space.







Lounge

Double oak doors into the reception room with walk-in bay window to front with fitted blinds. Oak-effect flooring with further window to side with fitted blinds. Door through to rear sitting room.

First Floor Landing

Carpeted stairs with oak banister and spindles, neutral decoration, smoke alarm to ceiling, white painted doors to bedrooms and bathroom with door giving access to the laundry cupboard, having large pressurised hot water cylinder and shelving fitted for laundry.

Bedroom 1

Situated at the rear and being double in size with carpeted flooring and window to the rear with fitted blind. Fitted mirrored wardrobes with sliding doors to one side with shelving and hanging rail. Door into:

En Suite Shower Room

Corner shower cubicle with thermostatic mixer. Fully tiled walls, low-level WC and wash hand basin with cupboard below. Illuminated mirror above, shaver point and inset spotlights and extractor fan to ceiling, with chrome heated towel rail to side.

Bedroom 2

Also at the rear and being double in size. Window with fitted blinds, carpeted floor and neutral decoration.



Bedroom 3

At the front with window and fitted blinds and carpeted floor. Currently used as dressing room.

Bedroom 4

The smallest of the five bedrooms, being at the front. Curtain rail, carpeted floor and neutral decoration, currently having single bed.

Family Bathroom

Fully tiled walls finished in grey, frosted glass window to front with fitted blind. Panelled bath with mixer taps and hand shower attachment. Low-level WC, wash hand basin with storage cupboard below. Oak-effect flooring, extractor fan to wall, inset spotlights to ceiling and chrome heated towel rail to side.

Second Floor Landing

With skylight to side, part-sloping ceiling, carpeted floor, timber banister and spindles and smoke alarm to ceiling.

Top Floor Bedroom

The largest of the bedrooms being a large double in size and having part-vaulted ceilings with dormer window to front. Fitted blinds and further adjacent window to side, carpeted flooring and useful storage cupboard to side with fitted light.

Study/Dressing Room

Would make an ideal dressing room being part of the top floor suite across the landing with further dormer window and side window with fitted blinds. Ample space for a work desk or for





fitment of built-in wardrobes if required. Carpeted flooring and loft hatch to roof space. Cupboard to side providing useful storage. Door through to:

Shower Room

Corner shower cubicle with thermostatic mixer and hand attachment. Glass folding door, fully tiled walls in grey and wash hand basin with grey storage cupboard below and touch operated illuminated mirror above. Low-level WC to side, part-vaulted ceiling with skylight, chrome heated towel rail to side and tile-effect flooring. Inset spotlights to ceiling and extractor fan.

Double Garage

Having remote electric up-and-over door with white painted blockwork walls and grey painted concrete floor. Lights and electric



provided with door through to useful side storage area and understairs space.

Live/Work Studio

Situated above the double garage and accessed by an external uPVC side entrance door from the garden. Carpeted floor and stairs to open space with timber banister. Separate electric consumer unit and having windows to two sides with fitted blinds and oak-effect flooring. Currently set up as a superb games room with pool table available by separate negotiation. Spotlights to ceiling and smoke alarm with loft hatch to roof space. Electric heaters to wall. A superb and versatile space which can be used for a variety of purposes including games room, home working space, cinema room, arts and crafts studio and could potentially be converted to a separate annexe with living space, subject to any necessary consents.

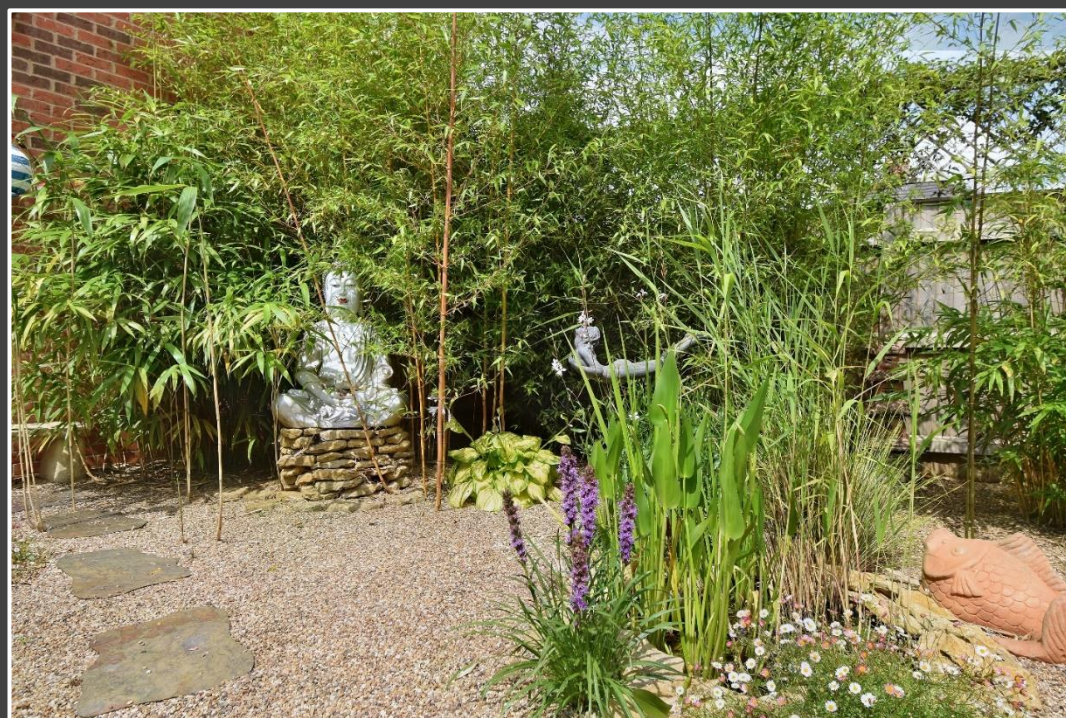
Outside

Block-paved driveway leading across the front of the property and to a useful turning area where the drive extends down the side of the property giving double-width parking for a total six or more cars if required. Planted borders to the property with flowering shrubs and bushes. External power point provided and access to rear garden via pedestrian gate.

Rear Garden

A delightful private space having a large riven-stone patio leading to the ornamental garden with raised timber sleepers, planted with bushes





and shrubs. Decked pathway leading to the smart open-fronted sunroom to the corner, ideal for al fresco dining and relaxing of a summer's evening. External power point provided within with remainder laid to low-maintenance gravel. A mixture of exotic plant species, including palm trees and bamboos providing further screening from neighbouring properties. Perimeters made up of high-level fencing. Further external power points and access back into the property via the bi-fold doors. Along the return side of the property is a further gravelled path which leads to a built-in covered storage area with fitted shelving, ideal for tools and garden machinery.

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.

Viewing

Strictly by prior appointment through the selling agent.

General Information

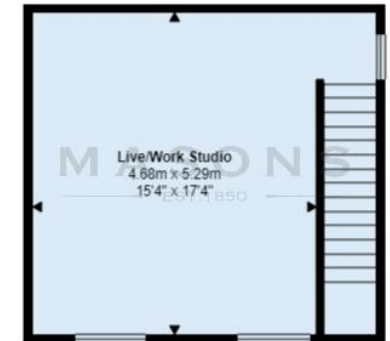
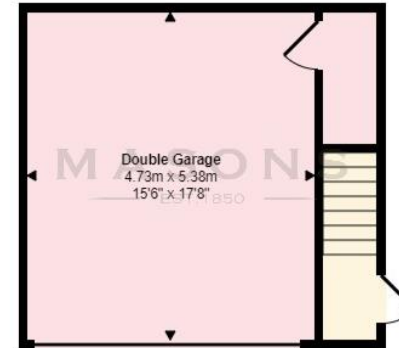
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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

NB: It is believed the property will be liable for on-site maintenance charges in relation to the shared garden areas once the development is completed and estimated to be £150 per annum.



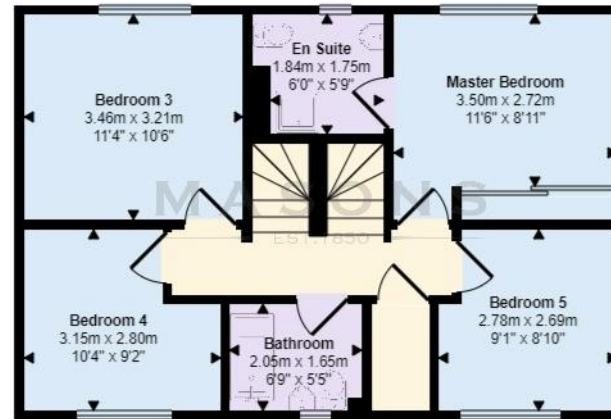
Floor Plans and EPC Graph
 NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

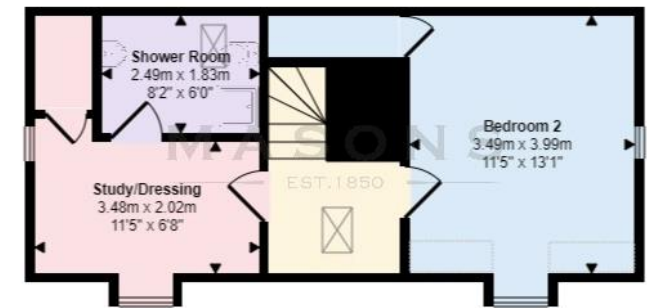


Ground Floor
 Approx 90 sq m / 964 sq ft

Denotes head height below 1.5m



First Floor
 Approx 57 sq m / 618 sq ft



Second Floor
 Approx 38 sq m / 408 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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