



53 DAISY WAY  
LOUTH, LN11 0FS

**MASONS**  
EST. 1850

## ABOUT 53 DAISY WAY...

A smart and beautifully maintained 3 bedroom semi-detached house of excellent design positioned in a quiet location of 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. Briefly comprising hall, lounge, wc, smart dining kitchen, 3 bedrooms (one en-suite) and family bathroom. Detached garage with ample parking to drive and sunny rear garden.

### 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. Take the first right into Daisy way passing the care home. Then take the next right and follow the road round the left bend where the property will be found at the far end on the left.

### The Property

We are advised that the house was constructed in 2021 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.

Windows are uPVC framed double-glazed units in grey and the heating is a gas central heating system. The insulated hot water cylinder provides pressurised domestic hot water.

This property is well positioned, facing an open green area with a swale (under construction) The main garden is at the rear and enjoys the sun for a large part of the day being south east facing.



## ACCOMMODATION

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

### Entrance Hall

Accessed via anthracite grey composite door with frosted glazed windows, external courtesy light. A spacious hallway with staircase leading to first floor with carpeted treads, timber banister and spindles and having smart built-in storage drawers and large cupboard under the stairs. Light greyed oak-effect flooring, neutral decoration, alarm control panel and electric consumer unit, smoke alarm to ceiling and oak doors to principal rooms.

### Cloaks WC

With low-level WC, wash hand basin and dado rails to walls. Contrasting navy blue paint, extractor fan to ceiling and light grey oak-effect floor.

### Lounge

A well-proportioned reception room with large window to front, fitted Venetian blinds and neutrally decorated with grey carpeted floor with high-level electrics for wall-mounted TV.





### **Kitchen Diner**

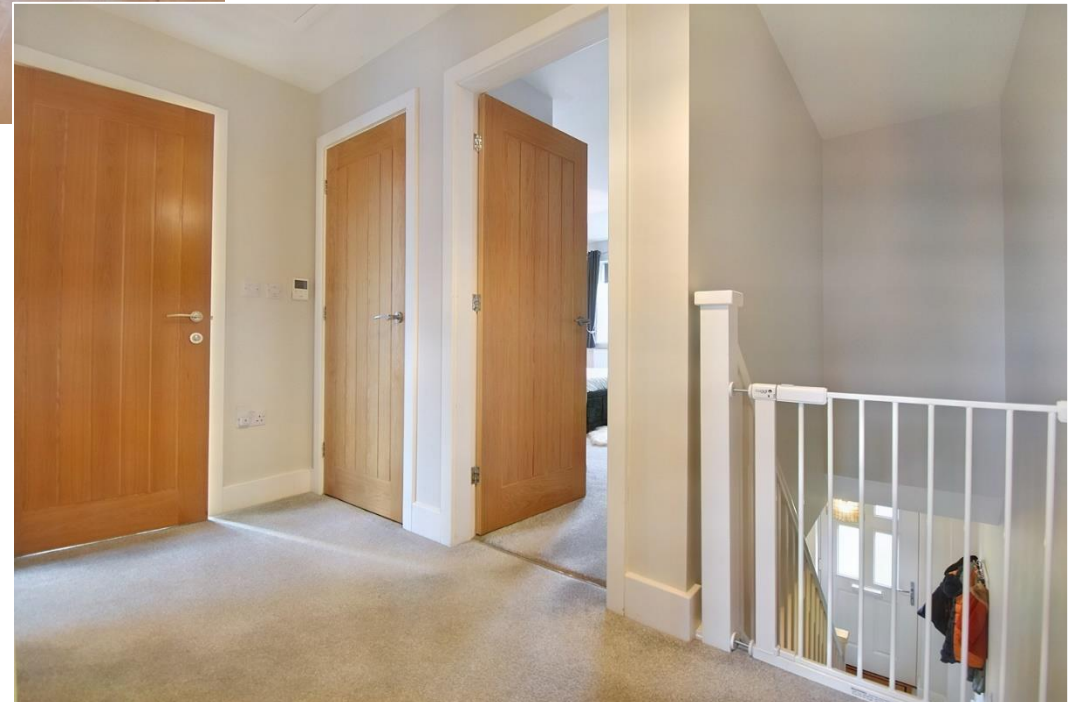
Positioned at the rear, being a bright space having a superb southerly aspect and with patio doors opening onto the enclosed garden. Further window to side with fitted Venetian blinds. A high specification fitted kitchen with a good range of base and wall units in two tone colours with copper-effect handles and matt finished doors, upgraded light quartz worktops with extending breakfast bar to side. Cut drainer grooves and matching upstand with inset Blanco grey resin sink with copper mono mixer tap. Range of high-quality built-in appliances including Bosch single electric oven with Bosch four-ring induction hob and chrome extractor above. Built-in 70/30 split Indesit fridge/freezer, built-in full size Bosch dishwasher and built-in Hoover washer/dryer. One wall-mounted cupboard houses the Ideal Logic Plus System boiler with warranty provided. Room opening into the extended dining area, central heating thermostat to wall and light grey oak-effect flooring. Inset spotlights to ceiling.





### First Floor Landing

With carpeted floor and loft hatch giving access to the insulated loft space. Central heating thermostat to wall and smoke alarm to ceiling. Cupboard to side housing the pressurised hot water cylinder with timer controls and shelving provided for laundry.

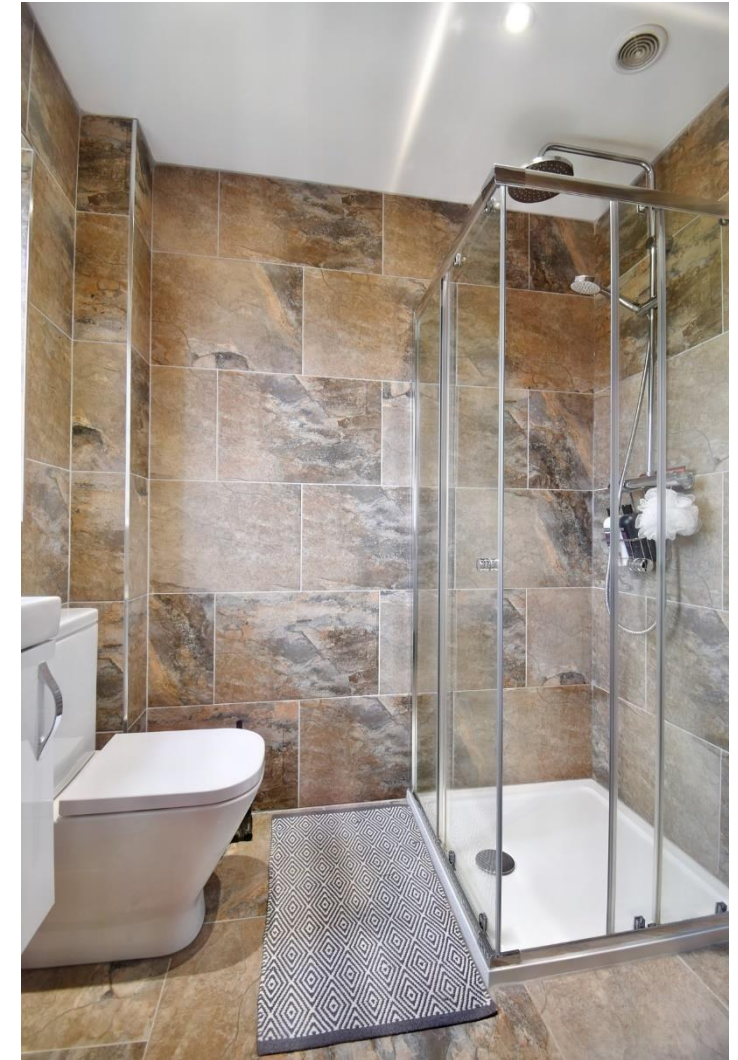


### **Master Bedroom**

Superbly sized double room at the front of the property with window, carpeted floor and wardrobes to the side, available by separate negotiation.

### **En Suite Shower Room**

Smartly presented shower room having corner shower cubicle with sliding doors, thermostatic mixer with rainfall and hand-held attachments. Low-level WC, wash hand basin with cupboard below, chrome heated towel rail and frosted glass window. Fully tiled walls and floor in attractive colours with chrome beading, inset spotlights and extractor fan to ceiling.



**Bedroom 2**

Positioned at the rear with window, carpeted floor and neutral decoration and being double in size.

**Bedroom 3**

A spacious single bedroom currently set up as a nursery with neutral decoration, carpeted floor and window overlooking rear.





### **Family Bathroom**

Panelled bath, thermostatic shower mixer and shower screen to side. Low-level WC, wall mounted wash basin with twin drawers and attractive Metro style tiling to all wet areas with feature central border and matching tiling to floor. Chrome heated towel rail, frosted glass window to side and inset spotlights to ceiling with extractor fan.





## Outside

To the front of the property is a block-paved driveway providing parking for up to four cars with no passing traffic, due to being at the end of the cul-de-sac. Lawned garden to front with planted borders and block-paved path to front door. Drive extending down the side of the property with high-level fencing to side leading to the garage and a sliding timber door giving access to rear garden. The property will enjoy a view to the front and side of the balancing pond giving an open green area, still under construction (due to be completed soon).

## Rear Garden

Enjoying a brilliant south-easterly aspect capturing the sun for the majority of the day, with high-level timber fencing to all boundaries with extended paved patio area adjacent the property with step up into the kitchen. An ideal area for barbecues and al fresco dining with outside light, tap and power point provided. The remainder of the garden is laid to lawn with planted and barked borders. Storage area behind the garage area.



### Garage

Detached single garage of brick construction with pitched timber roof, complementary in design to the main dwelling, with roller door to front finished in anthracite grey. Further pedestrian side access door from the garden, concrete floor, light and power provided. Fitted shelf to rear and some useful loft storage space.

### Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. 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.

### Viewing

Strictly by prior appointment through the selling agent.

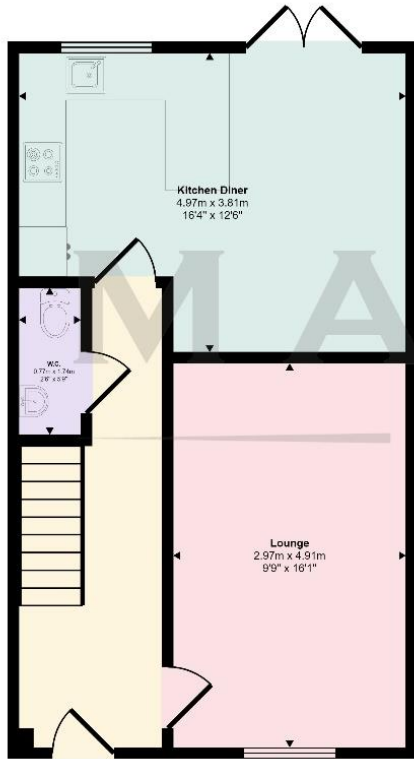


### General Information

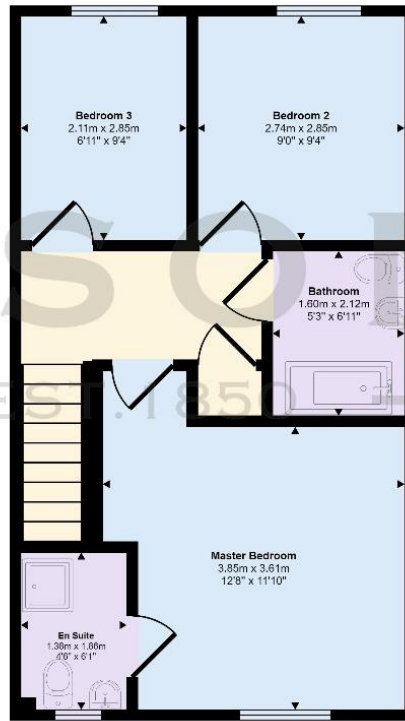
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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

# FLOORPLANS AND EPC GRAPH

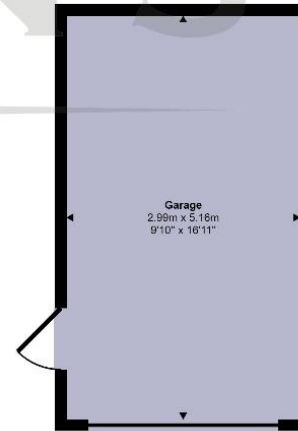
Approx Gross Internal Area  
103 sq m / 1107 sq ft



Ground Floor  
Approx 44 sq m / 470 sq ft



First Floor  
Approx 44 sq m / 471 sq ft



Garage  
Approx 15 sq m / 166 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.

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

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