



22 CHERRY WAY
LOUTH LN11 7EY

MASONS
EST. 1850



22, CHERRY WAY, LOUTH, LINCOLNSHIRE LN1 1 7EY

Completed and sold to the current owner in the Autumn of 2023 this house has never been occupied and is therefore effectively brand new with fitted carpets, floor coverings, Roman/roller blinds and garden shed at the rear. Occupying an elevated position towards the southern fringe of a new development, this turn-key home is well designed with 2 double bedrooms, ensuite shower room, bathroom, entrance lobby with wide staircase to landing, lounge and attractive fitted dining-kitchen, utility recess and cloaks/WC. A cost-effective home with gas central heating by condensing combination boiler and uPVC double-glazing plus almost a full 10-year NHBC guarantee. Owned driveway for off-road parking and fully enclosed rear lawned garden facing south-east and forming a sheltered suntrap. For sale with NO CHAIN



ABOUT 22 CHERRY WAY....

Directions

Travel through Louth town centre along Mercer Row and Eastgate then continue at the two mini roundabouts along Eastgate. At the crossroads, keep ahead along Eastfield Road towards the town outskirts and then take the second right turn along Chestnut Drive. After a short distance turn left into Tennyson Fields, bear left at the T junction and follow Acorn Avenue passing Conker Grove on the right. After the right bend bear left, with the swale on your left, then bear left again and number 22 will be on your right side.

The Property

Completed in 2023, this well-designed end town house stands in a residential location on the outskirts of Louth market town and has buff coloured, brick-faced principal walls with contrasting red brick features beneath a pitched timber roof structure covered in concrete tiles with verge capping. The house has been designed and constructed to be efficient and cost-effective to run, as indicated by the EPC. Heating is by an Ideal Logic condensing gas-fired combination central heating boiler and the windows are white uPVC double-glazed units. The rear garden is secure with tall, close-boarded timber fencing and a screen door from the driveway which provides privately owned parking space at the front and side. There is also a timber garden shed included in the sale. The house stands in an elevated position with an open outlook at the front across the swale, while the rear garden is superbly orientated for the sun with a south-east aspect.



Open outlook from the front upper windows

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 with canopy porch over the composite panel-style front door with double-glazed pane to the:

Entrance Lobby

With radiator, coat hooks and shelf over, staircase with handrail leading to the first floor and white six-panel door to the:

Sitting Room

With window to the front elevation looking out towards the swale in front of the property. Radiator, digital central heating controls and wall-mounted multi-socket with four power points, TV aerial point and ethernet/telephone points. Mains powered smoke alarm, ceiling light and door to understairs store cupboard which has a carpeted floor, power point and the telephone/ethernet point with Openreach unit above.





Dining Kitchen

An excellent size with a range of units finished in pale grey and fitted with long metal handles, to include base cupboards, a two-drawer unit with deep drawers, tall unit housing the central heating boiler and shelves to the section beneath. The boiler is an Ideal Logic combination gas-fired central heating boiler. Adjacent, there is an integrated faced fridge/freezer and there are matching wall cupboards together with marble-effect work surfaces and upstands, having an inset one and a half bowl, stainless steel sink unit with mixer tap. Built-in Zanussi electric oven and gas four-ring hob with stainless steel splashback and a complementary stainless steel cooker hood with twin downlighters above.



To the side of the kitchen there is a utility area with matching work surface and upstand, a base cupboard unit matching the kitchen units and recess with plumbing adjacent for a washing machine or dishwasher. The kitchen has a window on the rear elevation, an extractor fan, ceiling smoke/fire alarms, LED downlighter spotlights to the ceiling and a double radiator. The electricity consumer unit with metal case is positioned above the work surface in the utility area. The floor is a washed oak-effect vinyl floor covering which extends through a further white six-panel door into the:

Cloakroom/WC

White suite of low-level, dual flush WC and slim pedestal wash hand basin with pillar lever tap and ornate tiled splashback. Wall mirror with bevelled edges, radiator and window with matching ceramic-tiled sill to the rear elevation. Ceiling -mounted extractor fan.

First Floor

Landing

With pillared balustrade to the upper steps of the staircase which turn to the landing via kite-winder steps. There is a trap access to the roof void, ceiling-mounted smoke alarm, white six-panel doors to the bedrooms and bathroom and a matching door to a useful over-stairs store cupboard with carpeted plinth shelf and a slatted linen shelf above, together with electric light.



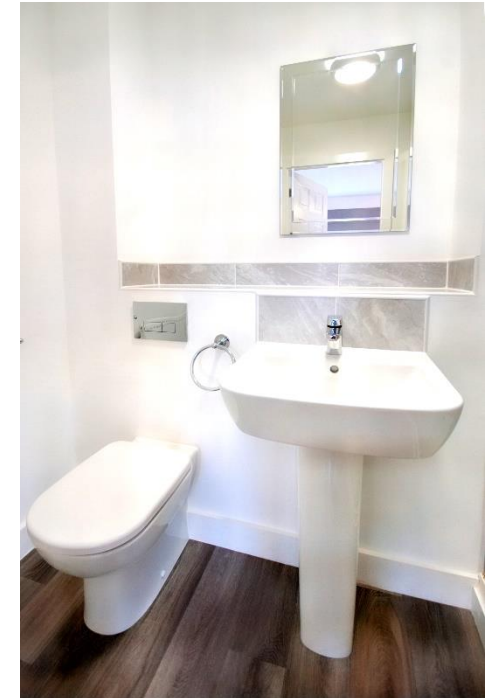


Bedroom 1 (front)

A good size double bedroom with two windows on the front elevation presenting far-reaching views across the swale, around which Cherry Way has been constructed. Radiator, ample power points and television aerial socket, ceiling light point and white six-panel door to the:

En Suite Shower Room

With a white suite comprising a pedestal wash hand basin with tiled splashback and matching ceramic-tiled plinth over the WC adjacent with concealed cistern and large chrome, dual-flush controls. Wide ceramic-tiled shower cubicle with glazed screen and sliding door, thermostatic shower mixer unit and handset on wall rail. Wall mirror with bevelled edge, radiator and vinyl, washed oak-effect floor covering. Extractor fan and ceiling light.



Bedroom 2 (rear)

A smaller double bedroom with rear window providing morning sunshine and overlooking the enclosed rear garden. Radiator and ceiling light point. White six-panel door from the landing.

Bathroom

White suite comprising panelled bath with two grips and mixer tap, pedestal wash hand basin with pillar mixer tap and low-level WC adjacent set into a tiled unit housing the concealed cistern with a large chrome, dual-flush control and a deep ceramic-tiled plinth to the rear window over. Radiator, towel rail, washed oak-effect vinyl floor covering, light-operated extractor fan and six-panel white door from the landing.



OUTSIDE

At the front of the property there is a garden laid to lawn with a bark border, newly planted with young hedging and a pathway leading across to the main front entrance. The tarmac paved driveway leads along the side of the house providing good parking space, with external gas and electricity meter cabinets adjacent and a ledged and braced screen timber door with galvanized ring latch handle, bolt and strap hinges to the:

Rear Garden

A good size and orientated for the sun throughout the day, the garden is secure with tall close-boarded fencing to all sides and is laid to lawn with a newly constructed timber garden shed at one side. There is a buff-coloured, slab-paved patio by the external door from the kitchen and complementary pathway from the screen door by the driveway. Outside water tap.





Viewing

Strictly by prior appointment through the selling agent.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty. The Georgian conservation area surrounds the magnificent spire of St James Church.

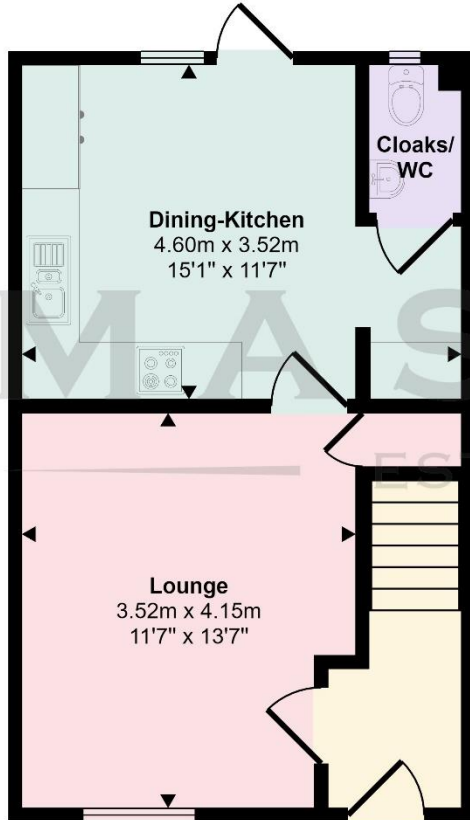
General Information

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.

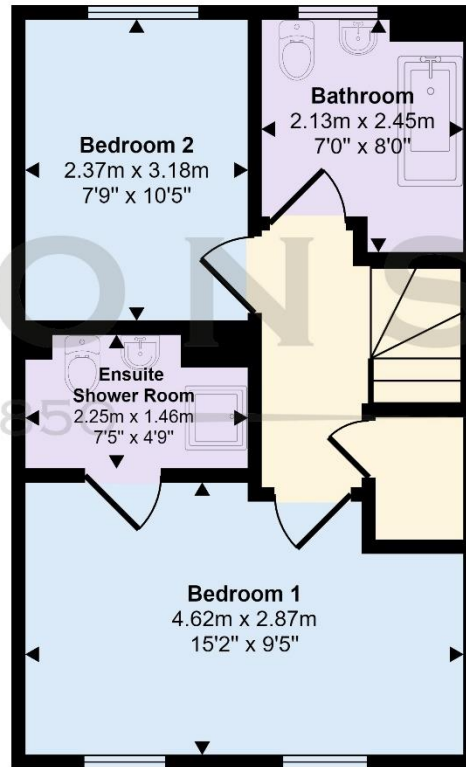


FLOORPLANS AND EPC GRAPH

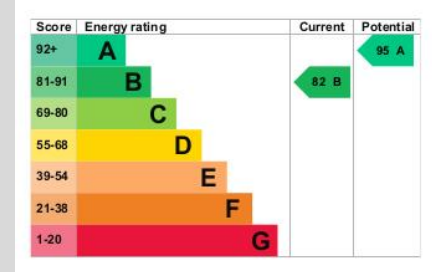
Approx Gross Internal Area
72 sq m / 776 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft



First Floor
Approx 36 sq m / 388 sq ft



MASONS
EST. 1850

Cornmarket, Louth,
Lincolnshire LN11 9QD
T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (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.

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.