



21 BEE ORCHID WAY
LOUTH

MASONS
EST. 1850

ABOUT 21 BEE ORCHID WAY...

A superbly positioned 4 bedroom modern townhouse, remodelled to provide 3 storey accommodation on the popular Westfield Park in Louth. The property has been greatly improved with a smart loft conversion providing a brilliant second floor bedroom suite. This meticulously maintained family home sits on a large corner plot with large front and west facing rear garden with extended drive and garage. Internally the property provides hall, lounge, dining kitchen, utility and WC. To the first floor 3 double bedrooms (master en-suite), bathroom and study space while the second floor provides the full width bedroom suite ideal for a variety of uses.

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. This road soon leads into Bee Orchid Way. Follow the road and take the second left as a continuation of Bee Orchid Way and the property will be found on the right on the corner plot.

The Property

A high specification new build completed in July 2021 to a very high standard and benefits from the remainder of its LABC New Home Warranty with seven years remaining. The property has brick-faced cavity walls with a pitched timber roof construction and in 2022, the property had a superb loft conversion completed, which was finished to current building regulation standards with all electrical and necessary certificates, to create a far greater floor area than that of standard and making it a more versatile home for growing families. Access to the second floor was taken from the original fourth bedroom which now makes a study or dressing room. The property had many upgrades above standard specification during the build, including upgraded underfloor heating to the ground floor with radiators to first and second floor. Every room has electrical sockets with USB connectivity. The property is also on a very large plot with extensive front and rear gardens and a widened drive providing parking for multiple vehicles, with the house well orientated for the garden to be west facing at the rear. The property is heated by a Worcester gas-fired boiler with pressurised hot water cylinder on the first floor. The property also has a burglar alarm system fitted and fully glazed uPVC windows finished in anthracite grey externally and white internally. The property also has Sky tv connection and high speed full fibre internet connection.





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Accommodation

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

Entrance Hall

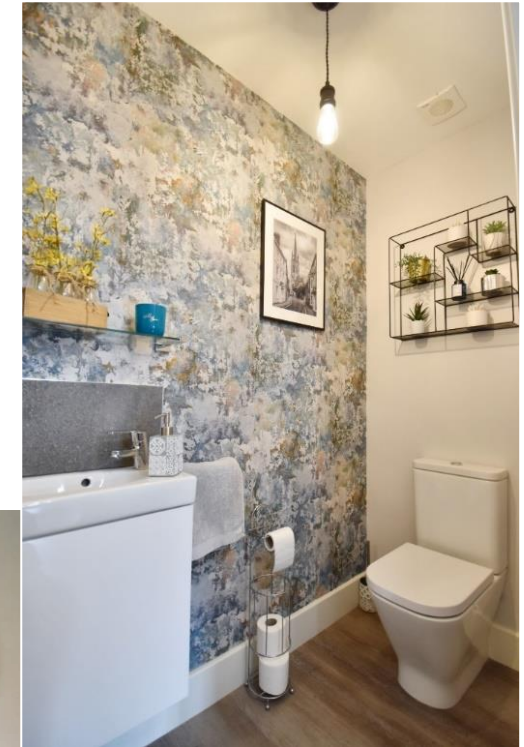
Having grey composite part-glazed door into spacious hallway, carpeted entrance leading to the hallway with contemporary oak doors into principal rooms. Karndean oak flooring, consumer unit to side and alarm panel, with staircase leading to first floor having timber banister and spindles with carpeted treads. Understairs storage cupboard with internet connection point and boxed-in underfloor heating valves. Zoned thermostat controller to wall, door into:

Cloaks/WC

Low-level WC, wash hand basin with storage cupboards below and tiled splashback. Attractive wallpaper to feature wall, extractor fan to ceiling with Karndean oak flooring.

Dining Kitchen

A superb high specification fitted kitchen with a good range of base and wall units finished in grey with Shaker style doors and contrasting white doors to wall cabinets. LED lighting to kick boards and having slimline, grey stone-effect laminated work surfaces with matching upstands, with one and a half bowl, stainless steel sink having white Metro style tiling to splashbacks. Large range of high spec, built-in appliances including Neff eye-level electric oven with tilt and slide door and Neff combination oven above.





Neff four-ring induction hob with chrome extractor above, full-size dishwasher and built-in larder fridge to side. Breakfast bar adjacent extending into the room, beyond which is space for a dining table and double patio doors leading to the rear garden. Karndeans oak flooring throughout with window to front, high-level electrics for television, spotlights and pendant lights to ceiling.



Utility Room

A further range of base units with grey Shaker style doors, slimline, grey stone-effect laminate worktop with matching upstands, single bowl stainless steel sink, window to rear, space and plumbing provided for washing machine. Also housing a built-in under-counter freezer. Extractor fan to wall with wall cupboard housing the Worcester gas-fired boiler with timer controls below. Continuation of Karndean oak flooring.



Lounge

Exceptionally proportioned reception room spanning the full length of the property with window to front and patio doors to rear onto the garden. Neutrally decorated with grey carpeted floor, contemporary fireplace to side with hearth and grey backing and free-standing, log-effect electric fire. High-level electrics for television above plus TV points to two corners and twin ceiling light points. Room thermostat.



First Floor Landing

A spacious landing with contemporary oak doors to bedrooms and bathroom. Grey carpeted floor, smoke alarm to ceiling. One cupboard to side housing the pressurised hot water cylinder with shelving provided for laundry.

Master Bedroom

Positioned at the front and having carpeted floor and central light point. A spacious double in size with smart timber panelling to half height on one wall. High-level electrics for television and room thermostat, door into:

En Suite Shower Room

A smart contemporary suite having walk-in shower with thermostatic mixer and rainfall and hand-held attachments. Pivoting glass door, low-level WC, wash hand basin with cupboard below with walls tiled in attractive grey colour with feature border to centre. Vinyl cushion flooring, frosted glass window to front, shaver point and extractor fan to wall with chrome heated towel rail and spotlights to ceiling.



Bedroom 3

A further generous double bedroom with window to front, carpeted floor, feature wallpaper to one wall and high-level electrics for television.

Bedroom 4

Positioned at the rear being a further double bedroom with window, carpeted floor and currently set up as a dressing room with feature wallpaper to one wall and high level TV point.

Family Shower Room

With large, walk-in shower cubicle with thermostatic mixer, rainfall and hand-held attachment, glass screen to side and fully tiled walls in attractive greys with feature border to shower area. Low-level WC, wash hand basin with storage drawers below, frosted glass window, extractor fan and shaver point to wall. Large chrome heated towel rail and Vinyl cushion flooring with spotlights to ceiling.





Study/Landing

Formerly the 4th bedroom now converted into the second landing with staircase leading to the first floor, carpeted treads and timber banister and spindles. Useful understairs storage area and large space to side, ideal for use as home working area or dressing room, with carpeted floor and window overlooking rear garden.

Second Floor Landing

With carpeted floor and door into a large storage cupboard, carpeted floor and light. Door off landing into:

Bedroom 2

A superb feature of the property having been a recent loft conversion completed to current building regulations which has created this large bedroom suite spanning the full width of the house with high, vaulted ceilings and twin Velux skylights to the rear aspect, with fitted blinds, carpeted floor and eaves storage access to both sides. Spotlights to ceiling with dimmer switch and feature wallpaper to gable end, with the space currently providing a bedroom and sitting area with 2 x TV point to corners and having ample space for the addition of an en suite to one end with plumbing nearby, should the purchaser wish to carry out this work themselves.



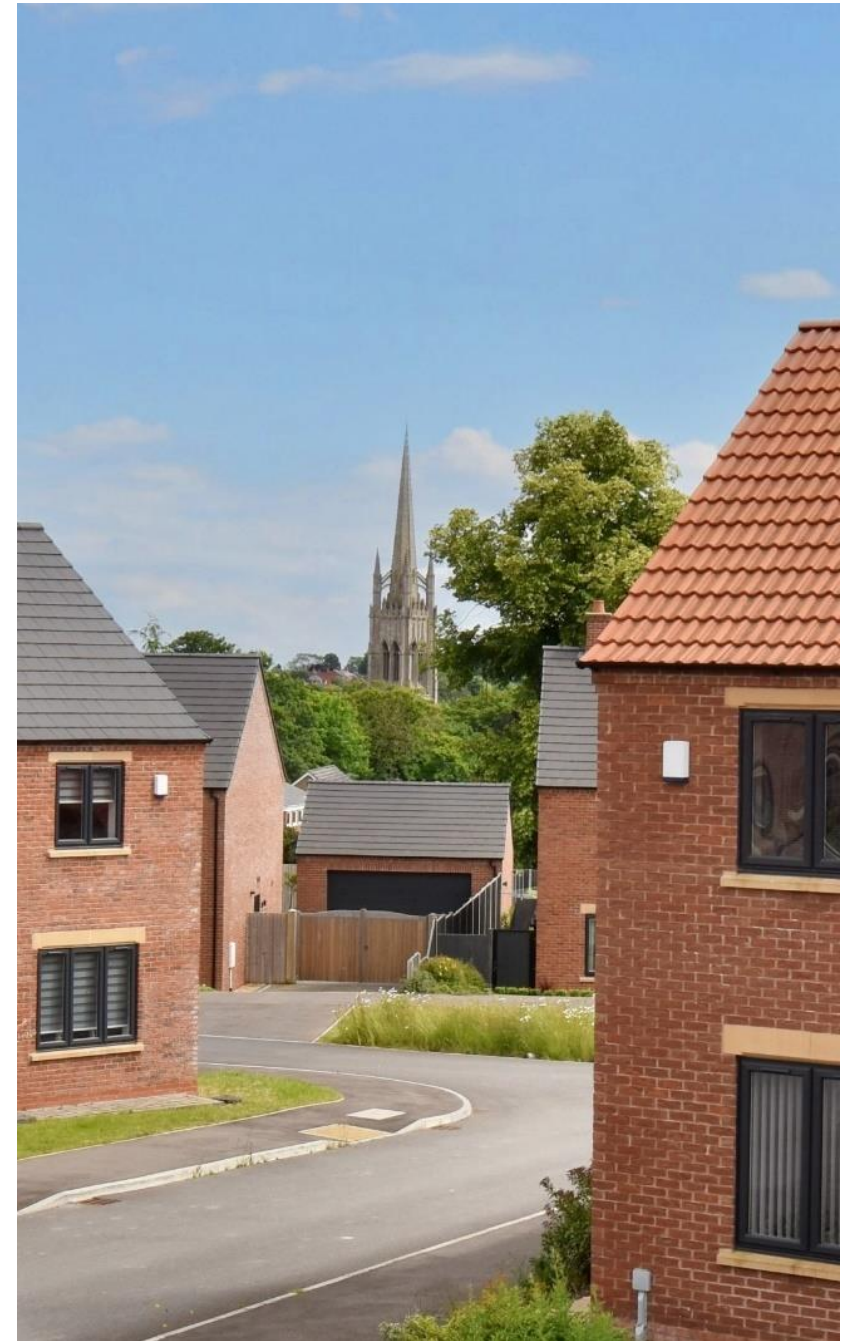


Outside Front Garden

Having an extensive lawned garden to the front, much larger than average, with newly hedged boundaries and high-level fencing to one side. Well planted borders and having smart paved front path with steps leading up to front door, extending around and down the side of the property with wide gated access to rear garden. Up and down lighters to perimeter of property, outside tap and double electric socket.

Rear Garden

Extensive block-paved driveway leading to the garage and providing parking for three vehicles and further gravelled area to side for a further car with space for up to four in total. High-level brick boundary walls leading into the generously sized, west facing garden enjoying the sun for the majority of the day. High-level fencing to boundaries with smart patio adjacent the property, ideal for barbecues and al fresco dining. Outside lighting and power points. Gravelled border and timber sleepers leading up to the central lawn, mature planted borders to the perimeter. Overall, a very private and sunny garden which has been meticulously maintained and manicured.





Garage

Detached garage, complementary in design to the dwelling with brick construction and pitched timber roof. Roller door to front and further side pedestrian door, concrete floor, lighting and power provided with separate consumer unit. Loft hatch with drop-down ladder giving access to the boarded roof space.

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

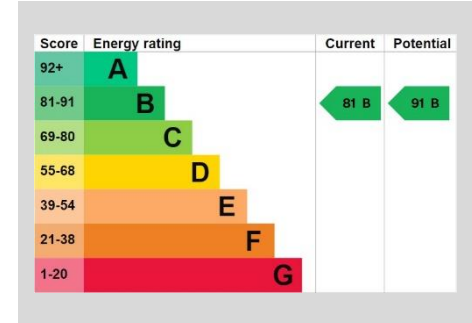
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FLOORPLANS AND EPC GRAPH

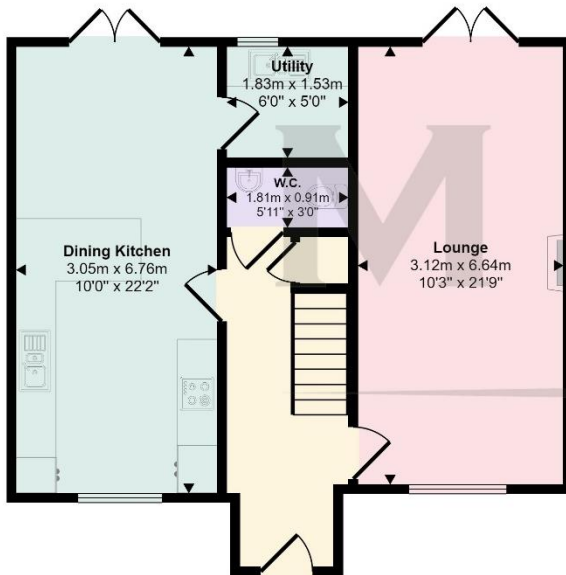
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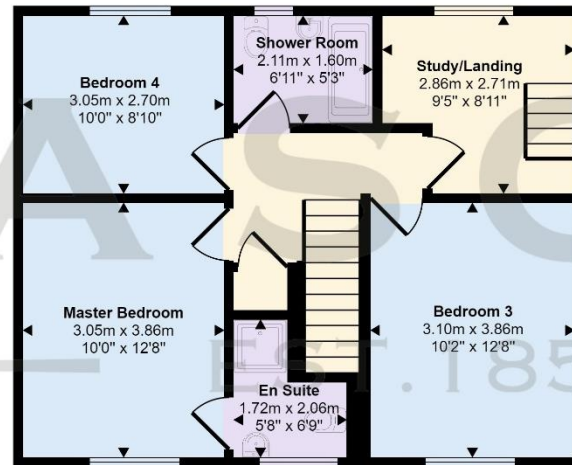


Approx Gross Internal Area
169 sq m / 1818 sq ft

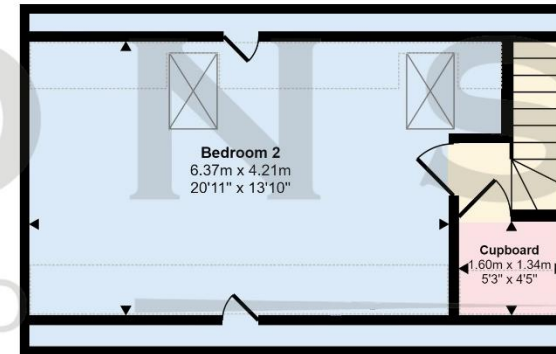


Ground Floor
Approx 57 sq m / 617 sq ft

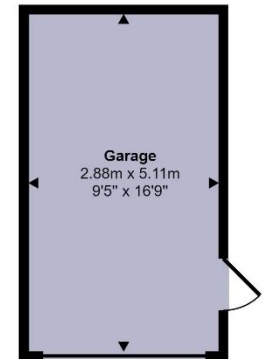
Denotes head height below 1.5m



First Floor
Approx 56 sq m / 603 sq ft



Second Floor
Approx 41 sq m / 440 sq ft



Garage
Approx 15 sq m / 158 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.