



46 DAISY WAY
LOUTH

MASONS
EST. 1850

ABOUT 46 DAISY WAY

A smart and beautifully presented three-bedroom, semi-detached house of excellent design, positioned on the popular Westfield Park, enjoying a south-easterly facing garden sloping away giving views across to Louth town centre and the church spire. The property is conveniently placed close to town and the roads out of Louth and briefly comprises hall, lounge with bay window, WC, smart and contemporary dining kitchen, three bedrooms (one en suite) and family bathroom. Detached garage with ample parking to driveway with a larger than average 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 Howards Field way and this very soon leads into Bee Orchid Way. Follow this road for a short distance as it sweeps around to the right and take the next left turning into Daisy Way. Continue along Daisy Way passing the junction with Snowdrop Lane and the property is shortly on the left side.

The Property

We believe that the house was constructed in late 2021 and there is the balance of the 10 Year New Home Warranty. The property has brick-faced principal walls under a pitched tiled roof and the garage has been built in complementary materials with twin skin walls and pitched tiled roof. Windows are uPVC-framed, double-glazed units in grey and benefits a gas central heating system. An insulated hot water cylinder provides pressurised domestic hot water. The property is well positioned in an elevated setting with the gardens sloping gradually away, allowing for views across to Louth town centre and views of the church spire in the distance, with the garden enjoying sun for a good part of the day, being south-east facing.



46 DAISY WAY, LOUTH, LN1 1 OFS

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 front entrance door, part-glazed with courtesy lighting to side. Welcoming entrance hall with wood-effect vinyl cushion flooring, contemporary oak doors to principal rooms and carpeted stairs to first floor with timber banister, electric consumer unit to side and central heating thermostat along with control panel. Door off to side into:

Cloaks/WC

With low-level WC, corner wash hand basin with tiling to splashback, frosted glass window to side, extractor fan and wood-effect vinyl flooring.

Lounge

Superbly proportioned reception room having large walk-in bay window to front with an open aspect and having fitted blinds. Carpeted floor, high level electrics for wall-mounted television and bracket below. Double doors into:





Kitchen Diner

A superb, modern fitted kitchen having a good range of base and wall units finished with grey Shaker style doors. Slimline, marble-effect work surfaces, matching upstand and a grey, one and a half bowl resin sink with chrome mono mixer tap. Excellent range of built-in appliances including Neff single electric oven with Neff four-ring induction hob above, glass splashback and a Neff extractor hood above. Adjacent is a built-in Indesit 70/30 split fridge/freezer, along with a slimline Indesit dishwasher. Adjacent the sink is included a Beko free-standing washing machine. Window above sink with fitted blind with the room extending into a generous dining area, along with the extended breakfast bar. Spotlights to ceiling and wood-effect vinyl cushion floor, high-level electrics and wall mounting bracket for television with patio doors leading onto the rear garden. Once cupboard housing the Worcester Green Star central heating boiler.





First Floor Landing

Gallery landing with banister to side, carpeted floor with loft hatch to roof space, contemporary oak doors to bedrooms and bathroom with a large cupboard housing the pressurised hot water cylinder with shelving provided for laundry.

Master Bedroom

A generous double bedroom positioned to the front with window having fitted blind, carpeted floor and central heating thermostat to wall. High-level electrics and wall mounting bracket for television.



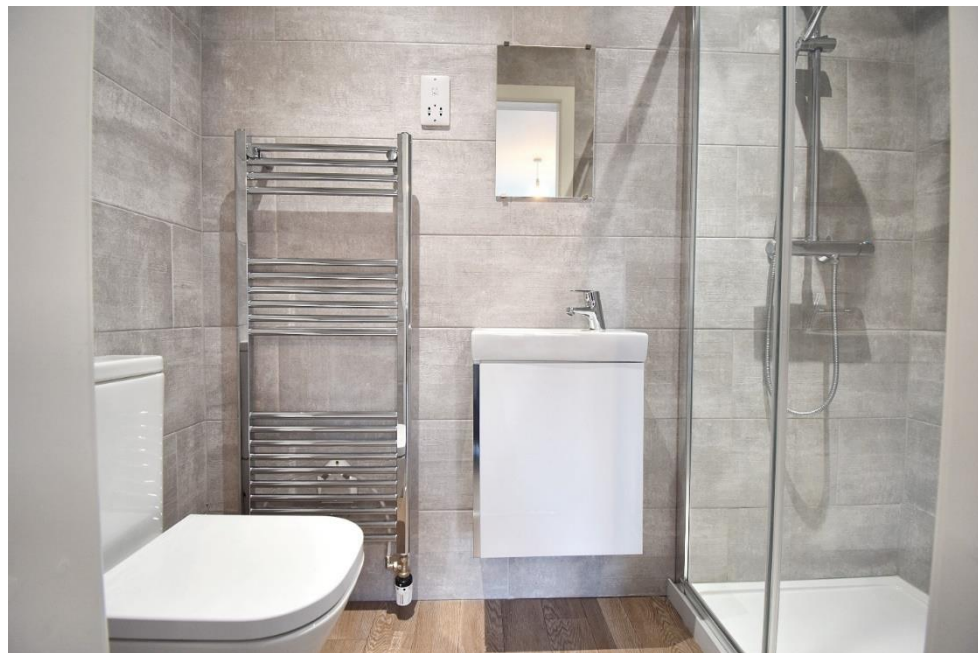


En Suite Shower Room

Contemporary suite having fully-tiled walls in attractive grey colours with shower enclosure with sliding glass door, thermostatic mixer with hand-held and rainfall shower head attachments. Wash hand basin with cupboard below and low-level WC, chrome heated towel rail, shaver point, spotlights and extractor fan to ceiling and wood-effect vinyl cushion flooring.

Bedroom 2

Further double bedroom with window overlooking rear garden with fitted blind, carpeted floor, high-level electrics and bracket for wall-mounted television.



Bedroom 3

A final single bedroom positioned to rear, also with fitted blinds to window, carpeted floor and having high-level electrics and bracket for television.

Family Bathroom

With panelled bath with shower mixer and hand-held attachment and shower screen to side. Wall-mounted wash basin with storage drawers below, low-level WC with chrome heated towel rail, shaver point and extractor fan. Walls fully tiled in attractive grey colours with built-in shelf adjacent the window, which has fitted blind. Wood-effect vinyl cushion floor and spotlights to ceiling.

Outside

At the front of the property is an extensive block-paved driveway providing parking for multiple vehicles with a smart, lawned area to the side with small shrubs to boundaries. Block-paved path continuing around the front of the property, giving access to the front door. High-level fencing alongside the drive leading to the garage, outside lighting.



Rear Garden

A much larger than average garden for the property type, having extended section to rear making it ideal for families and enjoying a south-easterly aspect. Picket fencing alongside the drive giving access to the patio space, ideal for al fresco and barbecues with outside lighting and electrical socket. Mature shrubs and bushes to garden boundaries, the main area laid to lawn having high-level fencing to all boundaries with the ground gently sloping away with superb views between the houses and through the trees, across to St. James' Church spire.

Garage

A single brick-built garage with grey roller shutter door, along with a side pedestrian door. Lights and electric provided, concrete floor and the rafters providing ideal storage 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

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.

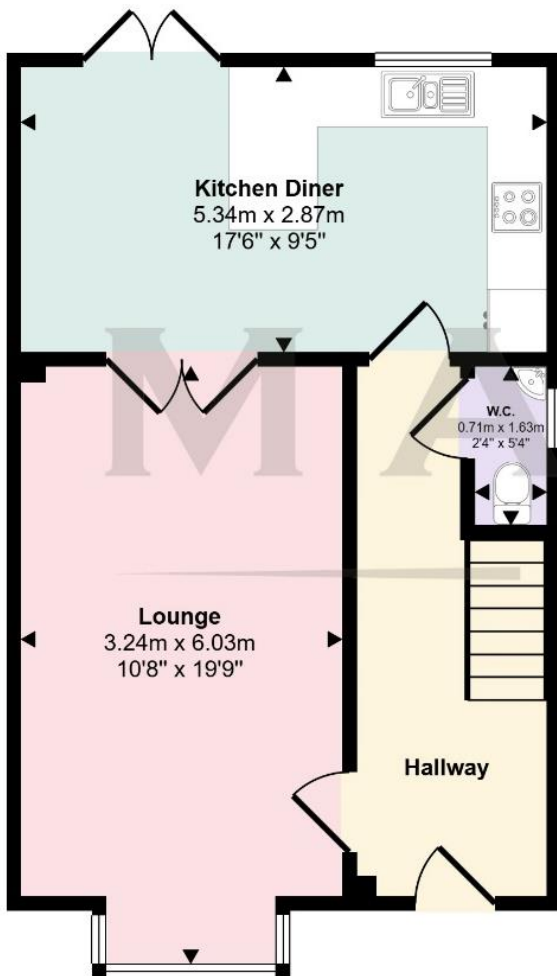




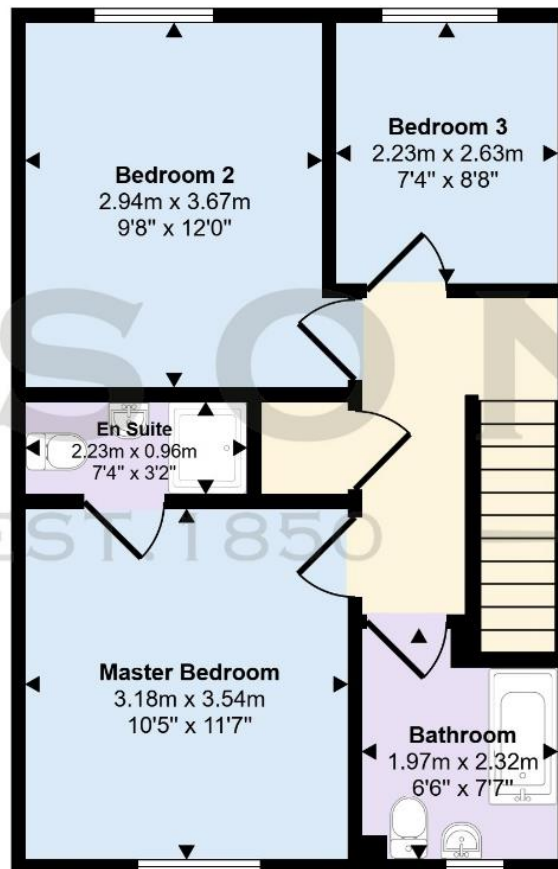
FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
106 sq m / 1143 sq ft

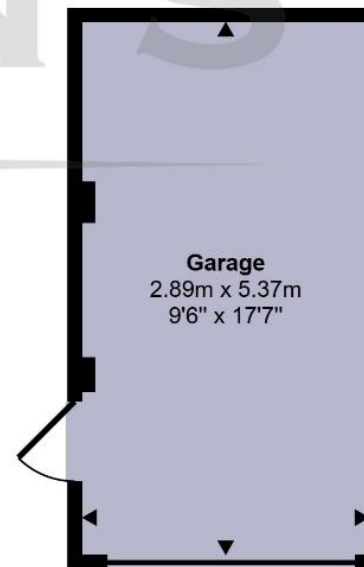
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 46 sq m / 493 sq ft



First Floor
Approx 45 sq m / 482 sq ft



Garage
Approx 16 sq m / 167 sq ft

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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, 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.