



# 11 Lavender Way

Louth

**M A S O N S**  
— SINCE 1850 —

# 11 Lavender Way

Louth, LN11 8GH



- Modern three-bedroom semi-detached home (built 2021)
- Remainder of 10-year new build warranty
- Larger-than-average plot with extended side garden
- Bright lounge with walk-in bay window
- Spacious kitchen diner - patio doors to garden
- Master bedroom with en suite shower room
- West-facing rear garden with patio and lawn
- Block-paved driveway and detached garage

A superbly presented, modern three-bedroom semi-detached home, ideally positioned on a popular road within the sought-after market town of Louth. Built in 2021 and benefitting from the remainder of a 10-year new home warranty, the property occupies a notably larger-than-average plot with an extended side garden. The well-planned accommodation briefly comprises an entrance hall with WC, a bright lounge with bay window to the front, and a spacious kitchen diner with patio doors opening onto the rear garden. To the first floor are three generous bedrooms, including a master with en suite, along with a contemporary family bathroom.

Externally, the property enjoys a sizeable frontage with an extended lawned garden, a block-paved driveway leading to a detached single garage, and a delightful west-facing rear garden featuring lawn and patio areas —perfect for outdoor entertaining.

Constructed in 2021 by highly regarded local builders Cyden Homes, the property benefits from the remainder of a 10-year new home warranty and has been finished to a high standard throughout.

The attractive exterior combines part-rendered elevations with yellow brick, creating strong kerb appeal. This is a larger design of semi-detached home, enhanced by an extended side section which provides a more spacious lounge and an enlarged first-floor bathroom.

Further benefits include uPVC double glazing throughout and an efficient Ideal Logic gas central heating system.

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## Ground Floor

A covered porch leads into a welcoming and spacious entrance hallway, finished with a carpeted floor and featuring oak-finish internal doors. A staircase with oak banister and spindles rises to the first floor, with a useful cloakroom/WC positioned beneath.

The lounge is a particularly bright and inviting space, enhanced by a walk-in bay window to the front and additional side windows, allowing for excellent natural light. Double doors open through to the kitchen diner, creating a versatile layout.





The kitchen diner is well-appointed with a range of Shaker-style white base and wall units, complemented by oak-effect work surfaces. There is a one-and-a-half bowl sink, integrated electric oven and gas hob, and a cupboard housing the Ideal Logic boiler. Additional space and plumbing are available for a washing machine, along with room for a tall fridge/freezer.

The dining area offers ample space for a table and chairs, with tiled flooring throughout and patio doors opening directly onto the rear garden.







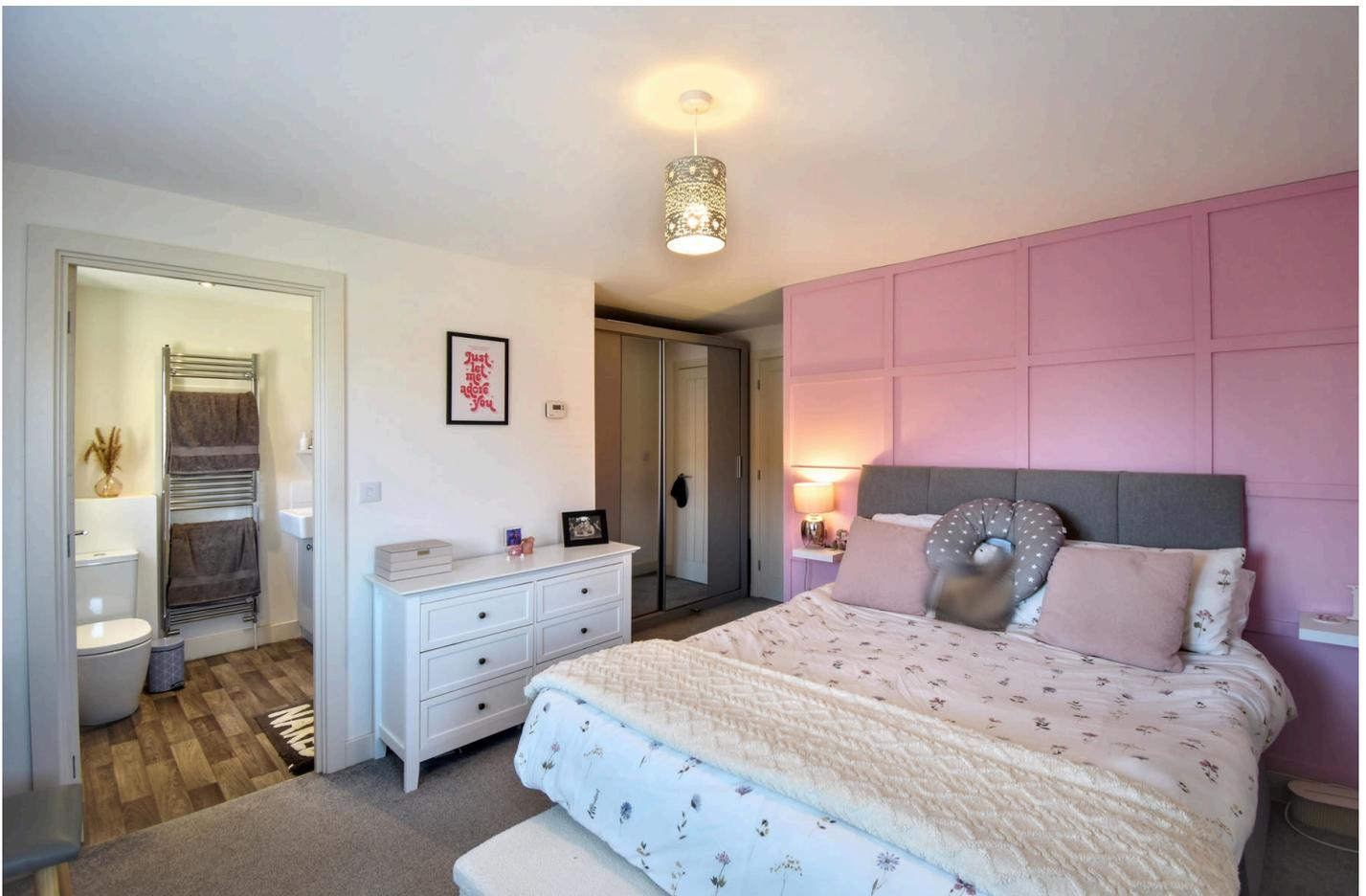
## First Floor

The landing provides access to the loft space and includes a useful airing cupboard.

The master bedroom is generously proportioned, featuring space for wardrobes within an alcove, decorative wall panelling, and windows to two aspects. A door leads to the en suite shower room, fitted with a walk-in shower with thermostatic mixer, WC, and wash hand basin with storage beneath.

Bedroom two is another well-sized double, also benefiting from dual-aspect windows, while bedroom three is a generous single room, currently arranged as a home office, with views over the rear garden.

The family bathroom is fitted with a panelled bath with shower attachment, WC, and wash hand basin, with tiling to wet areas, a heated chrome towel rail, and a frosted window.









## Outside

The property stands on a particularly generous plot, with an extended side area incorporating a block-paved driveway providing ample off-street parking and leading to a detached single brick-built garage with power and lighting.

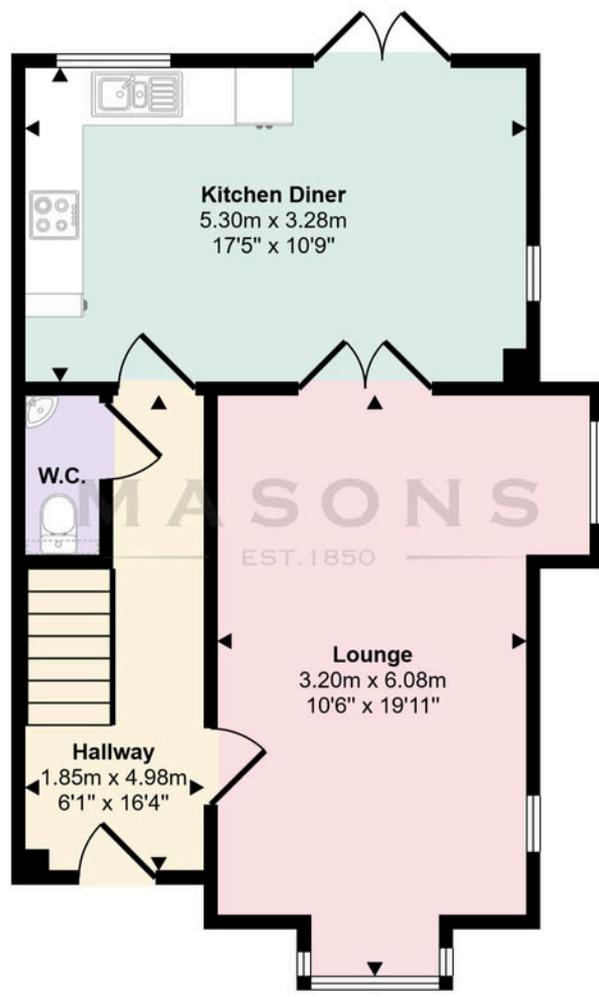
To the front, there is an additional lawned garden bordered by shrubs, which could be adapted to provide further parking if required.

The west-facing rear garden is a standout feature, enjoying sunlight for much of the day. It offers a large patio area ideal for entertaining, with the remainder laid to lawn and bordered by planted beds and fencing. Additional benefits include an outside tap.

A further side garden area is laid to paving and gravel, incorporating a garden shed and pet enclosure, with gated access to the driveway.



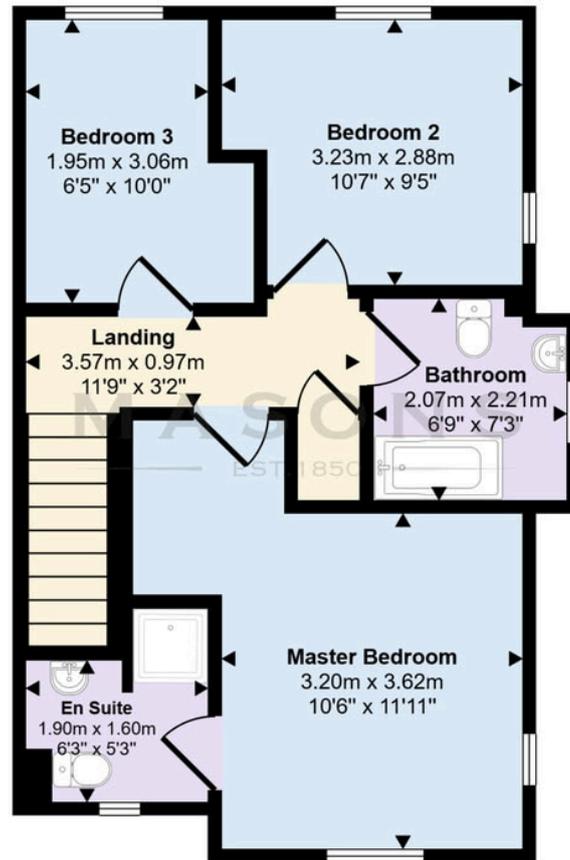




**Ground Floor**  
Approx 48 sq m / 515 sq ft

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 real items.

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



### First Floor

Approx 48 sq m / 512 sq ft



### Garage

Approx 16 sq m / 170 sq ft

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# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band B

### Services Connected

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.

### Tenure

Freehold

### Location

What3words: ///hexes.layered.bride

### Directions

From St. James' Church, travel south on Ugate and at the traffic lights, turn left along Newmarket. Proceed for some distance, passing The White Horse on the right. Bear left along Legbourne Road, take the second left turning to Lavender Way and the property will be a short way along the road on the left-hand side.

### Agent's Note

There will be a service charge when the development has been completed, for maintenance of common areas such as the green areas around the estate.

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.

# M A S O N S

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