



BUTTERCUP LANE, LOUTH, LN11
ASKING PRICE £475,000



STILL UNDER BUILDERS WARRANTY!

TES Property bring to the market this attractive and well maintained detached house located on the popular Westfield Park built by Snape Properties. This delightful family home is located to the back of the estate and enjoys views overlooking St. James Church and backing onto the desirable St Marys Lane. The property has some additional benefits such as Amtico flooring throughout with underfloor heating to the ground floor, air conditioning, mature suite with dressing room and en-suite and much more! Attractive gardens enclosed with electric gates to the front with a large driveway providing ample off road parking and detached garage. Viewing is a must to truly appreciate everything that is to offer!



Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln. It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Entrance Hallway

Enter the property into a welcoming entrance hall where there is a staircase to first floor, Amtico flooring, spotlights to the ceiling, intruder alarm and cloak cupboard with underfloor heating controls.

Office

11'3" x 9'11"

With continuation of Amtico flooring, uPVC double glazed window to the front with Intu fitted blinds, spotlights to the ceiling, wall mounted underfloor heating thermostat and controls.

Living Room

11'3" x 16'1"

Cosy space with uPVC double glazed window to the front, bespoke curtains with underlighting with changeable lighting, Amtico flooring, spotlights to the ceiling and a T.V aerial point.

Open Plan Living/Dining/Kitchen

Split as:-

Dining Kitchen

29'9" x 8'11"

Amtico flooring throughout, T.V aerial point and spotlights to the ceiling.

Kitchen Area

The kitchen is fitted with a range of modern slow close wall, base and drawer units with Silestone worktop over incorporating a sink and drainer with Quooker. The kitchen benefits from a range of integrated appliances including a dishwasher, wine/drinks fridge, fridge freezer, oven separate grill and hot plate and a Neff induction hob with stainless steel extractor above. There is underlighting to under units and worktop, smoke alarm and a uPVC double glazed window to the rear.

Living Area

13'6" x 9'10"

Amtico flooring, Mitsubishi Hyper Inverter air conditioning unit and heater and bifold doors leading out onto patio area.

Utility Room

5'6" x 7'11"

Useful room fitted with matching base and wall units with the same Silestone worktop as the kitchen, with a stainless steel sink with mixer tap and drainer with dual flor water softener under sink, space and plumbing for washing machine and tumble dryer, consumer unit, Honeywell thermostat and extractor. There is a uPVC double glazed door to side, Amtico flooring and spotlights to the ceiling.

Cloakroom

2'9" x 5'6"

With Amtico flooring, sink unit with below cupboard, part tiled walls, w/c, extractor and spotlights to the ceiling.

First Floor Landing

With doors leading to all bedrooms and the family bathroom, an airing cupboard housing the hot water cylinder, there is a loft access hatch and a radiator.

Master Suite

13'4" x 11'2"

Double bedroom with a radiator, bespoke curtains, Mitsubishi aircon and heating unit, spotlights to the ceiling, T.V aerial point and uPVC double glazed window to the front.

En Suite Shower Room

7'3" max. x 5'9" max.

Fitted with a modern three piece suite consisting of a glass fronted shower cubicle with digital shower with rainfall head and standard attachment, Roca w/c and wash hand basin with drawer unit. The walls are fully tiled with Amtico flooring, smart mirror with lighting and Bluetooth speaker, shaver point, chrome towel radiator, uPVC double glazed window to the front and an extractor.

Dressing Room/Bedroom 3

9'2" x 11'11"

Opening from the master bedroom, the room comprises fitted wardrobes and drawers to one wall, a radiator, bespoke curtains and uPVC double glazed window to the rear with fitted blinds.

Bedroom 2

13'2" x 11'4"

With a radiator, uPVC double glazed window to the front with fitted blinds and a T.V aerial point.

Bedroom 4

12'0" x 9'8"

With a radiator, uPVC double glazed window to the rear with fitted blinds and light fitting.

Family Bathroom

8'0" x 8'4"

Fitted with a modern four piece suite comprising a bath with central taps, wash hand basin with drawer units, hidden cistern w/c and a shower cubicle with digital shower with rainfall head and standard attachment. There is a large towel radiator, smart mirror with lighting and Bluetooth speaker, Amtico flooring, uPVC double glazed window to the rear with fitted blinds, spotlights to the ceiling and a shaving point.

Front Garden

The property is fronted with a garden laid to lawn with low level hedging and a range of shrubs and plants to the side with a pathway leading to the front door and side gateway. A sizeable paved driveway provides ample off road parking and leads down to double opening electric gates where the drive continues down leads to the detached double garage. There is an EV charging point.

Double Garage

With electric door, power and lighting.

Rear Garden

The attractive rear garden is fully enclosed with fencing to the boundary with raised beds and planting areas enclosed by sleepers, the majority of the garden is laid to lawn with a range of with mature trees and bushes. A patio over looks the garden and provides the perfect place to sit and relax and benefits from a pergola with retractable roof with a hot tub below. There is up and down lighting throughout the gardens and around the property along with electric points, a storage shed, outside tap and side gravelled garden and pathway.

Services

Mains water, gas, drainage and electricity are understood to be connected with underfloor heating to the ground floor. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

May 2025.

Council Tax

East Lindsey District Council Tax Band E.

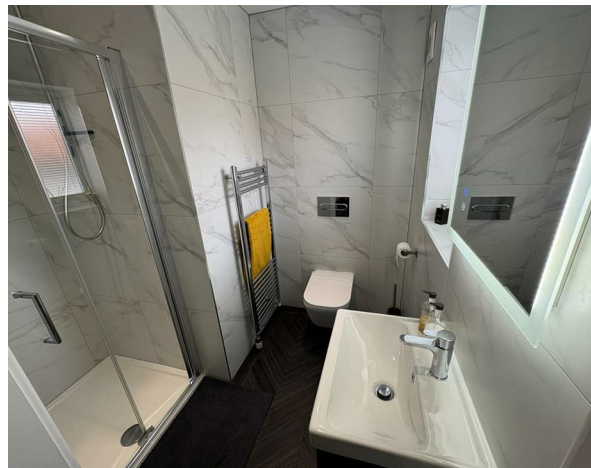
Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

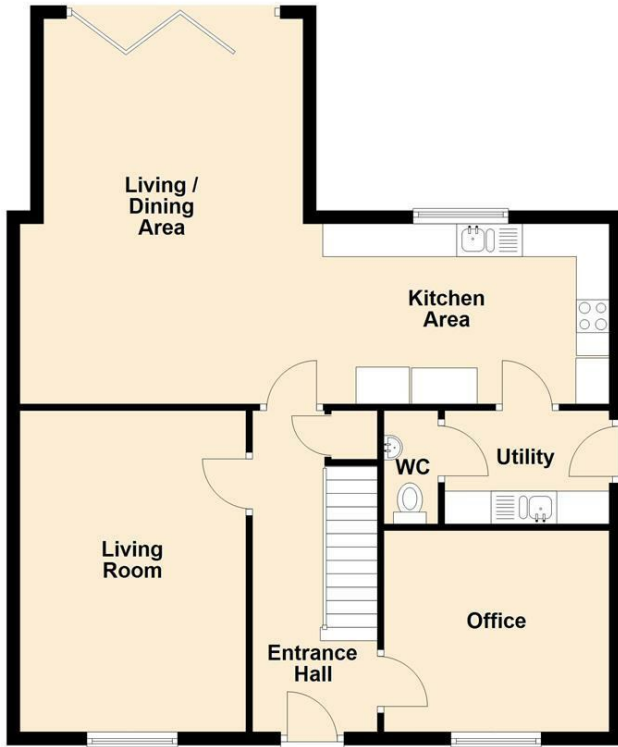
Saturday 9:00am to 1:00pm





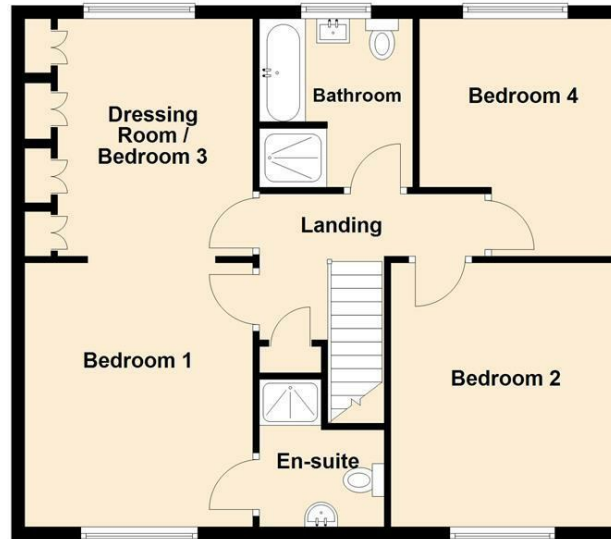
Ground Floor

Approx. 81.6 sq. metres (878.8 sq. feet)



First Floor

Approx. 69.3 sq. metres (746.2 sq. feet)



Total area: approx. 151.0 sq. metres (1625.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk

