



**13 Buddleia Drive, Louth, LN11 8FX**  
**Offers In The Region Of £340,000**

**\*NO ONWARD CHAIN\* \*REDUCED FOR QUICK SALE\***

TES Property bring to the market this delightful detached family home located on the popular new build development of 'Alexander Park' in Louth. Nestled in a quite cul-de-sac corner of Buddleia drive with no through traffic, this move in ready property is still under builders warranty and features upgraded specification throughout. Benefiting from off road parking, a garage and enclosed rear garden.

Viewing is highly recommended!



### 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 via a uPVC front door into the welcoming hallway where there are doors leading into

the kitchen, W.C and double doors into the lounge. A staircase leads to the first floor landing with a useful space below for storage. There is a smoke alarm, radiator and tiled flooring.

### Lounge 20'4" x 11'4" (6.22m x 3.47m )



Bright and airy room with dual aspect uPVC double glazed windows to the front and side with bay looking out to the side with no overlooking houses. There are three radiators.

### W.C



Fitted with a W.C and wash hand basin with tiled splashbacks, tiled flooring continuing from the hallway, radiator and extractor.

### **Kitchen Diner 20'4" x 10'7" (6.22m x 3.25m )**



Modern kitchen fitted with a range of shaker style wall, base and drawer units with worktop over incorporating a one and a half bowl sink unit with drainer and mixer tap, integrated dishwasher and 'NEFF' electric double oven, four ring gas hob with extractor over and breakfast bar to the side. Continuation of tiled flooring with uPVC double glazed window to the front, space for fridge freezer, radiator and spotlights to the ceiling. Double doors lead into the sun room and a door into the utility.

### **Utility Room 5'3" x 6'7" (1.61m x 2.03m )**



Fitted with the same matching worktop as the kitchen

with space and plumbing below for a washing machine and tumble dryer, wall mounted 'Ideal' combination gas boiler which is still under manufactures guarantee and servicing requirements. There is a radiator and continuation of upgraded tile flooring.

### **Sun Room 9'11" x 12'0" (3.04m x 3.66m )**



Bright sunny room with uPVC double glazed windows to the front and side with patio doors leading out to the garden, the tiled floor continues and there is a radiator.



## First Floor Landing



With access to all bedrooms and the bathroom, access to the loft via a widened hatch and ladder, a radiator, smoke alarm and airing cupboard housing the hot water cylinder.

## Bedroom 1 11'8" x 10'2" (3.56m x 3.10m )



With uPVC double glazed window to the side, built in wardrobes with mirror fronted sliding doors, radiator and door into en-suite.

## En-Suite 5'5" x 6'7" (1.67m x 2.02m )



Fitted with a modern three piece suite consisting of a shower cubicle with folding glass door, W.C and wash hand basin with cupboard below. The walls are partly tiled with a uPVC double glazed privacy glass window to the rear, heated towel rail, extractor, shaving point, spotlights to the ceiling and vinyl flooring.

## Bedroom 2 10'5" x 10'11" (3.19m x 3.34m )



With uPVC double glazed windows to the side and a radiator.

## Bedroom 3 7'10" x 12'3" (2.39m x 3.75m )



With uPVC double glazed window to the front and a radiator.

### **Bedroom 4 9'7" x 7'6" (2.94m x 2.29m )**



With uPVC double glazed window to the front and a radiator.

### **Bathroom 6'2" x 7'3" (1.90m x 2.23m )**



Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower head over and shower screen, W.C and wash hand basin with cupboard below. Part tiled walls with uPVC double glazed privacy glass window to the front, spotlights to the ceiling, extractor, heated towel rail and vinyl flooring.

### **Outside**



The property is fronted with an area laid to lawn with pathway leading to the front door.

The rear garden is fully enclosed with brick wall and fencing with a gateway leading to the driveway. The garden is mainly laid to lawn with a patio area, pathway and features a range of shrubs and plants. There is an outside tap and lighting.

The driveway provides off road parking for multiple vehicles and leads to the garage which has power, lighting, up and over door and provisions have been made for an electric car charging point within the garage.

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. 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.

### **Viewings**

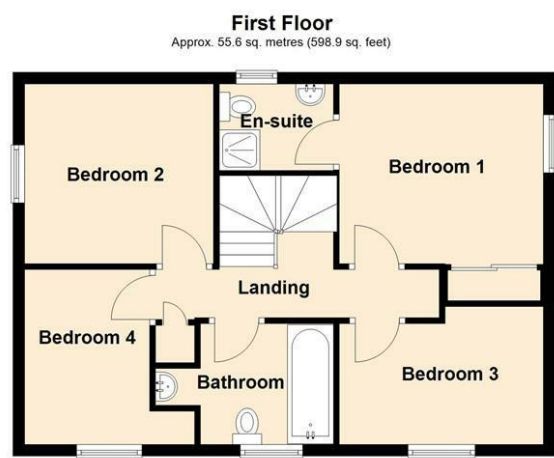
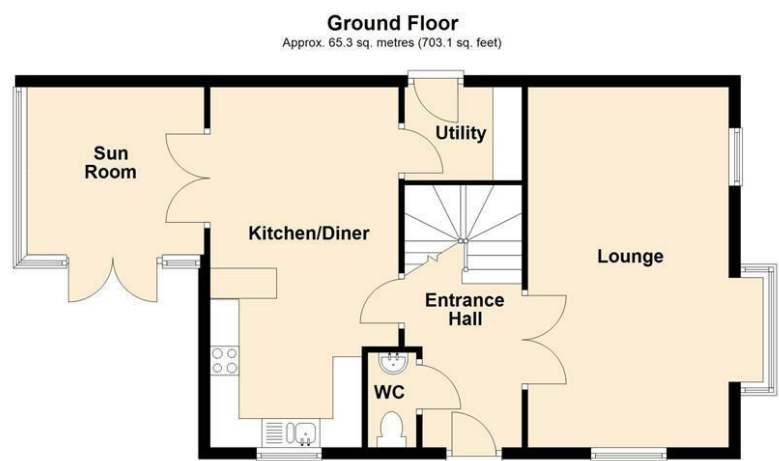
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

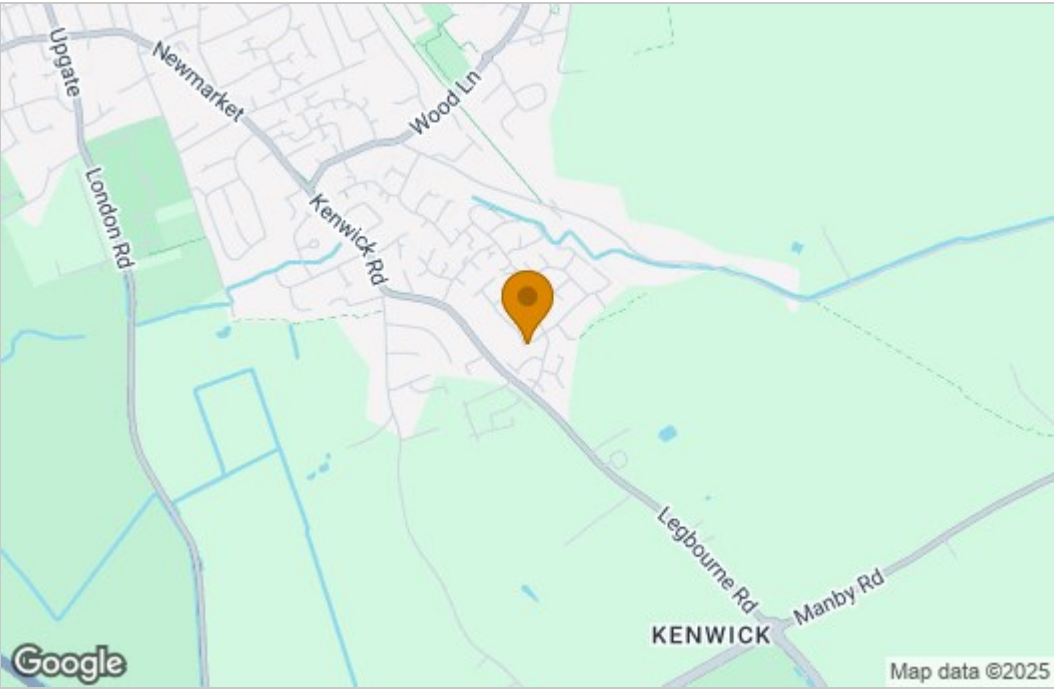


Floor Plan

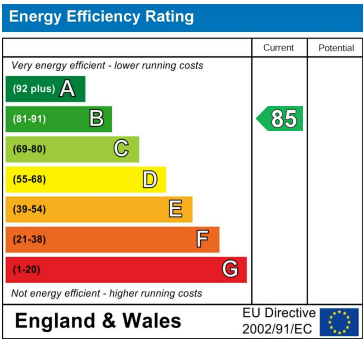


Total area: approx. 121.0 sq. metres (1301.9 sq. feet)

Area Map



Energy Efficiency Graph



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.