



25 Buddleia Drive Louth LN11 8FX

£340,000

Council Tax Band E

JOHN TAYLORS
EST. 1859

This modern, detached house, built in 2023, offers a perfect blend of contemporary living and comfort. Featuring a welcoming hallway and spacious lounge, the property also has a stunning kitchen diner with access to a light filled sunroom. Upstairs, you will find four generously sized bedrooms, including a master with an en-suite shower room. The family bathroom is equally impressive, with modern fittings. Outside, enjoy a spacious, south east facing garden, ideal for outdoor relaxation and entertainment. Situated on the outskirts of the town, the property offers both tranquility and convenience with the added peace of mind of a remainder of a 10 year warranty, this home is ready for you to move in and enjoy. EPC rating B.

Location

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north -east of the city of Lincoln and some 16 miles south of the town of Grimsby. The property is situated just off the town centre and is within easy walking distance to Morrisons supermarket, Louth Bus Station and the retail high street on Eastgate.

Rooms

Entrance Hall

With six panel effect composite front door, tiled flooring, security alarm and central heating control panels, radiator, under stairs storage space.

Cloakroom

Ideally located off the hallway and having a tiled floor, radiator, wash hand basin, close couple toilet and extractor fan.

Lounge

A generous living room with plenty of room for comfortable seating and comprising of a box bay window having UPVC double glazed windows. There are two radiators, TV aerial & telephone points & double doors providing access to dining area.

10'9" x 16'2" (3.28m x 4.93m)

Kitchen Diner

A spacious, open plan, kitchen and dining area perfect for family meals and entertaining with a full range of fitted wall and base cupboards, granite effect worktops, quartz sink and drainer board having mini sink and mixer spray tap, integrated Neff gas hob and extractor hood over, Neff integrated oven and grill, space for washing machine, Neff integrated dishwasher, Integrated fridge freezer, double doors providing access to the living room from the dining area, tiled flooring, uPVC double glazed windows and side access door, radiators, spotlighting and opening to the sunroom for seamless indoor/outdoor living. 26'9" x 11'4" (8.2m x 3.5m)

Sunroom

With uPVC double glazed windows and patio doors, tiled flooring, radiator. 10'7" x 12'1" (3.29m x 3.69m)

First Floor Landing

With access to roof space, radiator and built in airing cupboard housing pressurised hot water cylinder.



Bedroom 1

With two uPVC double glazed windows, radiator, central heating control panel and mirror fronted built-in wardrobes.

11' x 13'8" (3.36m x 4.22m)

En- suite Shower Room

With vanity wash basin and tiled splash back, tiled shower cubicle housing mains fed bar shower, close couple toilet, chrome heated towel rail/radiator, uPVC double glazed window and extractor fan.

6'5" x 4'5" (1.99m x 1.4m)

Bedroom 2

With two uPVC double glazed windows & a radiator.

8'9" x 12'3" (2.72m x 3.75m)

Bedroom 3

With uPVC double glazed window & a radiator.

9'3" x 10'8" (2.84m x 3.3m)

Bedroom 4

With uPVC double glazed window & a radiator.

9'3" x 10'8" (2.85m x 3.32m)

Family Bathroom

Spacious family bathroom with a panel bath having glass shower screen and mains fed bar shower over, wash basin with storage cupboard below, close couple toilet, part tiled walls, chrome heated towel rail/ radiator, uPVC double glazed window and extractor fan. 7'8" x 5'5" (2.38m x 1.7m)

Outside

The front garden is mostly laid lawn and includes block paved driveway leading to the integral single garage. A gated Indian sand stone path leads down the side of the house to the south west facing rear garden which includes a shaped lawn, well stocked contemporary border, two raised veg beds, stone paved patio area, flower and shrub beds, cold water tap, all enclosed with timber fencing.

Integral garage

With an up and over garage door, Ideal logic gas fired central heating boiler, power and lighting.

8'4" x 16'4" (2.57m x 5m)

Services

Property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

Tenure

The property is understood to be freehold.

Council Tax Band

According to the governments online portal, the property is currently in Council Tax Band E.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 7 Mbps and an upload speed of 0.8 Mbps. Superfast download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast broadband is also available with a download speed of 1800 Mbps and an upload speed of 220 Mbps. Openreach and Virgin Media are the available networks.

Mobile

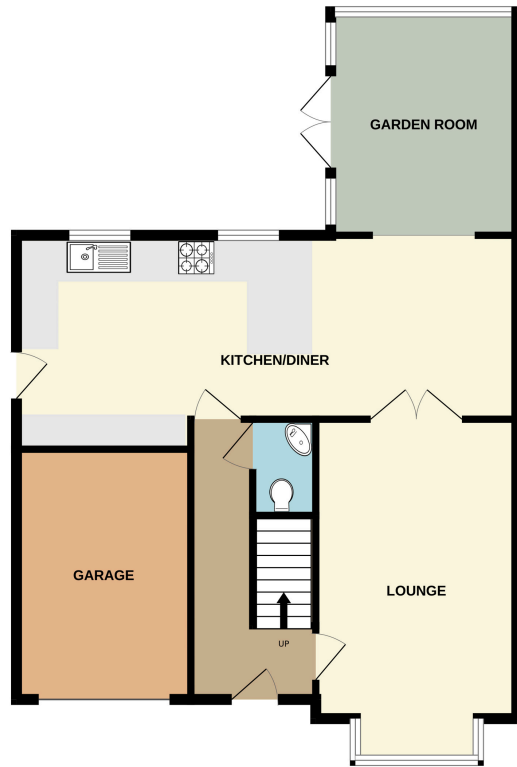
We understand from the Ofcom website there is limited coverage from EE, O2 and Vodafone.

Please Note

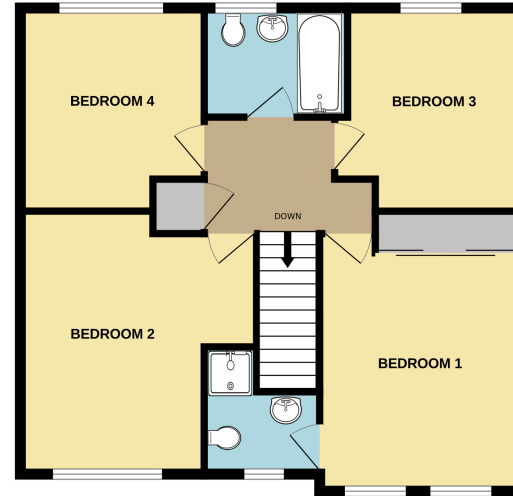
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey. We are aware that there is an annual service charge for the communal areas of the estate.



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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