



# 52 Buttercup Lane

Louth

**M A S O N S**

— Celebrating 175 Years —

# 52 Buttercup Lane

Louth  
LN11 0FQ



Sleek, modern residence

Beautifully finished, move-in ready home

Secure gated driveway

Double garage with r/c motorised door

Sunny enclosed rear garden and patio

4 double bedrooms, master ensuite shower

Bi-fold French doors

Stylish and move-in ready detached family home offering four generously sized double bedrooms, a sleek contemporary interior, and a sunny enclosed rear garden with a spacious patio. The property features a gated, block-paved driveway leading to a double garage, and enjoys a prime position backing onto St. Mary's Park.

The heart of the home is a large open-plan living/dining kitchen with integrated appliances, complemented by a separate utility room, cloakroom/WC, a welcoming entrance hallway, and two versatile reception rooms—ideal for both everyday living and entertaining.

Upstairs, the accommodation includes a deluxe family bathroom and a private en-suite shower room to both the principal bedroom and guest bedroom. Additional highlights include a gas central heating system with underfloor heating on the ground floor, uPVC double glazing, bi-fold french doors, and Dobbs remote-control blinds—all contributing to a high standard of comfort and style.

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## The Property

Completed in March 2022, this immaculately presented detached home benefits from the remainder of a 10-year warranty. Constructed with attractive red brick elevations, a concrete-tiled roof, and grey-finished uPVC double-glazed windows, the property combines modern design with long-lasting materials.

Designed for energy efficiency—as reflected in the favorable EPC rating—the home features a gas central heating system, with underfloor heating to the ground floor and radiators on the first floor.

A pressurised hot water system ensures strong flow throughout, and a security alarm provides added peace of mind.

Enhancing comfort and convenience, Dobbs electric remote-control motorised blinds are installed on the bi-folding French doors, offering a smart, modern touch to the heart of the home.



### Study

The property includes a smart and practical study area, ideal for home working or quiet study. Finished in a modern style, it offers a comfortable and focused environment with space for a desk, shelving, and office equipment. Well-positioned to make the most of natural light, it's a useful and versatile addition to the home.



### Lounge

The lounge is a well-proportioned, modern space finished to an excellent standard. It features a comfortable carpeted floor, creating a warm and homely feel. The room offers plenty of space for seating and everyday living, with a clean, contemporary look that suits a range of styles, ideal for relaxing or spending time with family.







### **Kitchen/Dining**

At the heart of the home lies a beautifully designed open-plan living kitchen, offering an impressive and highly versatile space. The kitchen area is fitted with a comprehensive range of contemporary units, finished with sleek worktops and incorporating a full suite of integrated appliances, including a Neff oven, hob, extractor, fridge/freezer, and dishwasher. The open layout flows seamlessly into the dining and living areas, allowing for a sociable and connected feel.

Bi-folding doors open out onto the rear patio and garden, flooding the space with natural light and enhancing the sense of openness—perfect for indoor-outdoor living during warmer months. The entire space is finished to a high standard, with stylish flooring, spot lighting, and a neutral colour scheme to suit a range of tastes.

Adjacent to the kitchen is a separate utility room, fitted with additional cabinetry and plumbing for laundry appliances, offering valuable storage space and helping to keep the main living area clutter-free. Completing the ground floor is a modern cloakroom/WC, fitted with a contemporary suite—ideal for guests and everyday convenience.



### **Landing**

The staircase rises to a spacious first-floor landing with a pillared balustrade overlooking the stairwell. A door opens to a cylinder cupboard housing the insulated hot water cylinder, immersion heater, expansion vessels, and linen shelving. There is also trapdoor access to the roof void, offering potential for extra storage.

### **Master Bedroom**

A well-proportioned double bedroom, tastefully presented and positioned to capture elevated rear views over the town, including the church spire. Two rear-facing windows allow for excellent natural light while maintaining privacy. The room is finished with neutral décor, quality carpet, LED downlighters, and a radiator. There's ample space for wardrobes and furniture, with a door leading to the en-suite.



### **En Suite Shower Room**

Fully tiled in a grey stone-effect finish, the en suite includes a wide glazed shower enclosure fitted with a remote-controlled thermostatic shower, drench head, and handset. It also features a wall-mounted Roca WC with concealed cistern, a suspended vanity unit with inset basin and chrome tap, a chrome towel radiator, LED lighting, extractor fan, and a side window for natural ventilation.



### **Family Bathroom**

The family bathroom features a panelled bath with shower mixer, a fully tiled shower cubicle with thermostatic drench and handset, and a wall-hung Roca vanity with basin and chrome tap above twin drawers. A matching suspended WC with dual-flush is set within a tiled enclosure. Finished with full ceramic tiling, LED mirror, chrome towel radiator, extractor fan, rear window and dimmable downlighters, this bathroom combines style with practicality.





## Bedroom 2

A comfortable double bedroom situated at the front of the property, featuring a radiator, four LED ceiling downlighters, and a front-facing window allowing plenty of natural light. A connecting door leads to the private en suite shower room:

## En Suite Shower Room

Finished with grey ceramic-tiled walls and floor, the en suite includes a suspended Roca wash basin with vanity unit, wall-mounted Roca WC with dual-flush control, and a glazed shower cubicle with thermostatic mixer, drench head, and handset. Also features an extractor fan, mirror cabinet, shaver socket, LED downlighters, and a front window for natural light.





### **Bedroom 3**

A well-proportioned double bedroom located at the front of the property, featuring a radiator, and a front-facing window providing natural light.



### **Bedroom 4**

A generous double bedroom currently used by the owners as a dressing room, though equally suited as a study or additional bedroom. It includes a radiator, and a rear-facing window offering views similar to those enjoyed from the Master Bedroom.

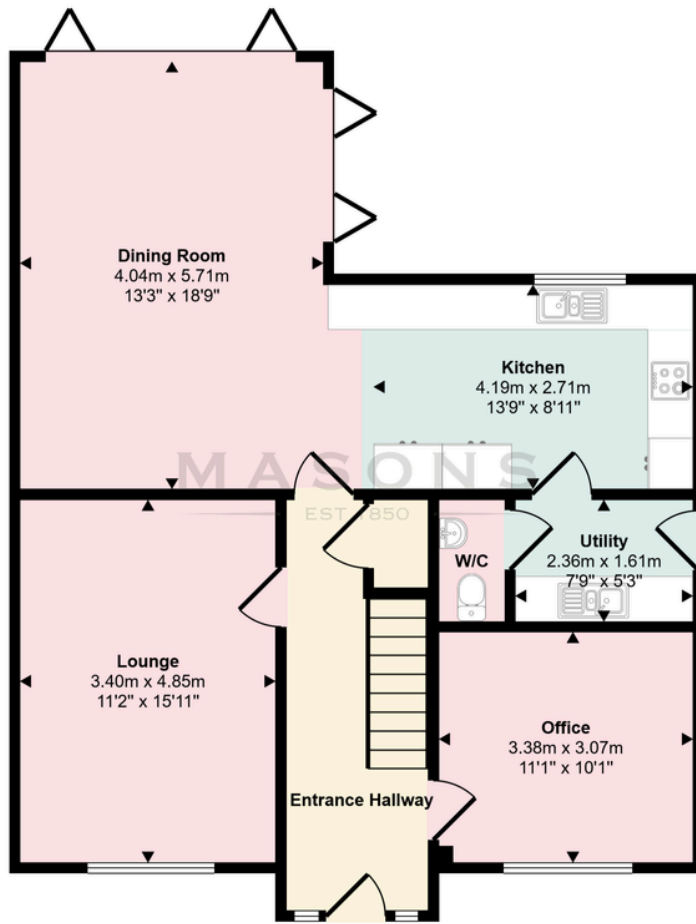




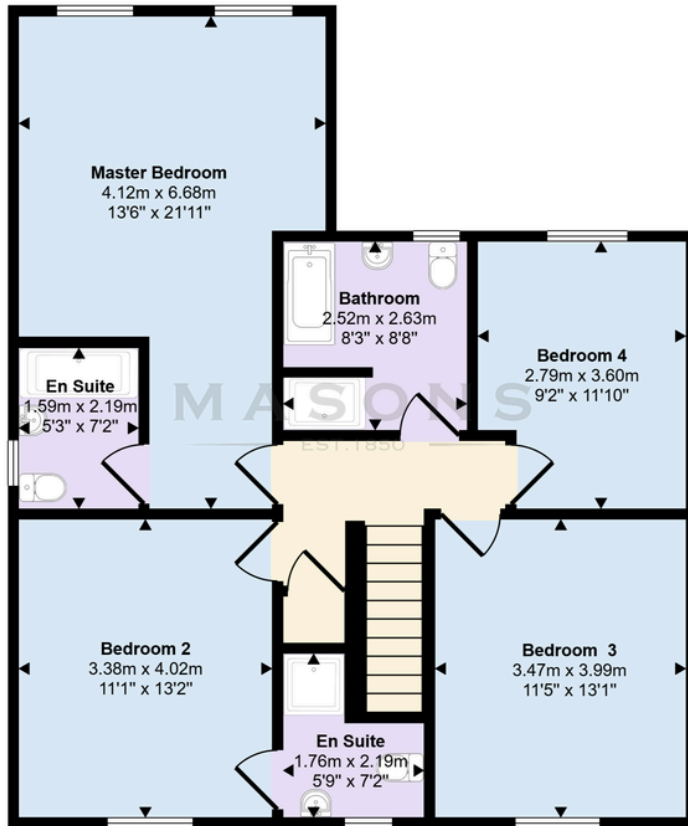
At the front of the house is a lawned garden with a block-paved path leading to the entrance and driveway, which provides parking and access to tall double gates. These open onto a secure, enclosed area with space for several cars and lead through to the double garage. The brick-built, semi-detached garage has a remote-controlled electric door, power points, a side pedestrian door.

The rear garden is mainly laid to lawn and benefits from sunlight for most of the day. A split-level flagstone patio with block-paved edging provides a good space for outdoor dining or seating, while a wide path leads to a useful storage area behind the garage, ideal for bins and garden equipment. The garden is enclosed by close-board fencing with concrete posts and base panels, and also includes an outside water tap, external power point, and several wall-mounted lights for evening use.





**Ground Floor**  
Approx 82 sq m / 888 sq ft



**First Floor**  
Approx 82 sq m / 882 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.

# 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		
81-91	B	82 B	89 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 F

### 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: ///today.freed.films

### 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 set of bollards, turn left into Howard Fields Way and this road soon leads into Bee Orchid Way. Continue for a short distance and take the first left turn into Buttercup Lane. Follow the lane for some distance, keeping left at any junctions until number 52 is found on the left side.

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

EST. 1850

Cornmarket,  
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