



Daisy Way, Louth, LN11 0FS

TO LET - £875pcm (Deposit £1,000)

CanTERS
Chartered Surveyors

An exceptional bay-fronted **THREE BEDROOM SEMI-DETACHED HOUSE** with single garage found on the now established and highly regarded Westfield Park development. Constructed in 2021 to the popular Hornbeam design by renowned local builders, Snape Properties Ltd, the property is finished to a high specification and offers well planned and presented accommodation.

The accommodation briefly comprises an entrance hall with cloakroom off, a bay-fronted sitting room and a fabulous well appointed kitchen/dining room. To the first floor are three bedrooms, family bathroom & en-suite shower room. The property has many notable features including grey Upvc double glazed windows, full gas central heating, security alarm, oak veneered doors and superfast fibre optic broadband.

Westfield Park is found off Grimsby Road and is very well placed for the centre of this historic and charming Georgian market town with its varied selection of shops and schools, including King Edward VI Grammar School, two golf courses, leisure centre and other amenities.

- Entrance Hall** With grey fronted high-performance composite entrance door.
- Cloakroom** With white Rocca suite comprising low flush w.c. and corner wash hand basin with mixer tap over and tiled splashback.
- Sitting Room** 5.39m plus bay x 3.23m with walk-in bay window to front aspect and neutral décor. With double doors opening into...
- Dining Kitchen** 5.34m x 2.98m. Well fitted with a comprehensive range of cupboards and wall units with contrasting worktops with breakfast bar and matching upstands incorporating a drainer sink unit with mixer tap over. Integrated fridge-freezer, dishwasher and a built-in stainless steel oven, 4-ring induction hob with a stainless steel extractor over. Inset spotlights over the kitchen area, pendant light over dining area. There is provision for wall mounted television and double doors leading to rear garden.

Stairs from hallway lead to landing with loft access and with airing cupboard containing hot water cylinder.

- Bedroom 1** 3.57m x 3.28. With window to the front aspect and leading into...
- Ensuite** Fitted with a white suite comprising pedestal wash hand basin with mixer tap, low flush w.c. and shower with rain head fitting and separate attachment. Wall mounted chrome towel rail, tiling to walls.
- Bedroom 2** 3.71m x 2.95m. With window to rear aspect.
- Bedroom 3** 2.69m x 2.26m. With window to rear aspect.
- Family Bathroom** Fitted with a Rocca suite comprising panelled bath with glass screen and shower over, vanity style wash hand basin with mixer tap and low flush w.c. Wall mounted chrome heated towel rail, inset spotlights, tiling to three walls.
- Outside:** To the front the garden is open plan and laid to lawn. The property has block-paved pathways and driveway which leads to the single semi-detached brick and tile garage with grey roller door and pedestrian door to side. The rear garden is laid predominantly to lawn with patio area. Outside lights and power point.

A fabulous well appointed home on this popular development with early viewing highly recommended.

- Tenancy Details** Available to let on an unfurnished basis, by way of an Assured Shorthold Tenancy (AST) agreement, for a minimum term of 6 months, paying £875 per calendar month. A deposit of £1,000 will be paid and held in a Deposit Protection Scheme (DPS).

NB: Please note that the images shown in this brochure are taken from a similar property on the the same development and are for illustrative purposes only.

Council Tax Band: 'B'

NB: This can be reviewed by the Local Authority.

EPC Rating: B

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact Katie Potter
katie@canters.co.uk 01472 356143

CanTERS
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected:

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