



## Plot 25 Monks Dyke Road Development , Louth, LN11 8DN

It is a pleasure for TES Property to offer for sale Plot 25, a luxury mid terrace house located on the Monks Dyke Road Development built by the well known C & L Fairburn Properties.

This exclusive development offers a variety of semi-detached, mid terrace and end terrace properties, all tastefully designed throughout.

Plot 25 briefly comprises a downstairs w.c, kitchen diner, living room, two/ three bedrooms and bathroom. Externally the property benefits from a rear garden and two allocated parking spaces.

Viewing is highly recommended!

**Asking Price £219,995**

# Plot 25 Monks Dyke Road Development , Louth, LN11 8DN



- Exclusive Mid Terrace House
- Two/ Three Bedrooms
- Patio Doors to Rear Garden
- Council Tax Band: TBC
- Kitchen Diner
- Bathroom & Downstairs W.C
- Allowances included and Upgrades Available
- Living Room
- Easy Access to Louth Town Centre and Amenities
- EPC: TBC

## Location

## Proposed Dwelling

## About the Developer

## Property Specification

### Dining Kitchen

15'1" x 11'6" (4.599m x 3.515m )

### Living Room

11'9" x 12'4" (3.599m x 3.765m )

### Bedroom One

12'0" x 11'6" (3.671m x 3.513m )

### Bedroom Two

6'6" x 12'4" (1.999m x 3.767m )

### Bedroom Three/ Study

8'2" x 8'9" (2.500m x 2.679m )

### Bathroom

7'7" x 7'2" (2.325m x 2.200m )

## Services

## Tenure

## Council Tax Band

## Brochure Prepared

## Viewings

## Opening Hours



## Directions



Control Approval

Proposed Section Through

Proposed Roof Plan

**DesignQue**  
Architectural and Interior Design

100% Design Services  
 Planning, Building Regulations, Party, Neighbourhood, Local, Listed, Conservation, and other applications  
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Proposed First Floor Plans

Proposed Ground Floor Plans

# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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