



PLOT 23, MONKS DYKE ROAD DEVELOPMENT, LOUTH
ASKING PRICE £234,995



It is a pleasure for TES Property to offer for sale Plot 23, a luxury end of 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 23 briefly comprises a kitchen diner, living room, downstairs w.c, two bedrooms and a bathroom. Externally the property benefits from front and rear gardens, a driveway and a garage.

Viewing is highly recommended!



Location

Located within the historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty, has a wealth of local services and amenities to offer and there is also easy access to the Coast.

There are many primary and secondary schools including King Edward VI Grammar School. Additionally, there is a hospital, several doctors surgeries, supermarkets and leisure facilities. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, weekly markets and the New Market Indoor Hall all offering outstanding local produce.

This new development is conveniently located close to local shops, schools and amenities and just a short drive or a walk into the town centre.

Proposed Dwelling

This two bedroom end of terrace briefly comprises a downstairs w.c, kitchen diner with patio doors leading out to the rear garden, living room, a staircase which leads to the first floor landing, two bedrooms and a bathroom.

Externally, the property benefits from a spacious driveway which provides off road parking for multiple vehicles and leads down to the garage.

About the Developer

C & L Fairburn Properties Ltd are a family run development company who have over 14 years experience creating luxury dream homes in Lincolnshire!

C & L Fairburn ensure that each and every property is designed in a way that will meet all of your needs to create your perfect dream home! With spacious floorplans and attention to detail inside and out, these exclusive homes offer an unmatched level of comfort and style.

Whether you are a first time buyer wanting to buy your dream first home, wanting to relocate or a change in size, C & L Fairburn will have your back!

Property Specification

- Kitchen
- Bathrooms (half tiled)
- Electric roller Garage Door
- Alarm system
- Built to the new building regulations
- Porcelain patio area
- Roof inset solar panels and electric car charger with 25 year warranty

There are also further upgrade packages available allowing you to design your dream home!

Dining Kitchen

15'0" x 11'6"

Living Room

8'5" x 12'4"

Bedroom One

15'0" x 7'10"

Bedroom Two

15'0" x 8'10"

Bathroom

8'1" x 6'10"

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.

Council Tax Band

East Lindsey Council Tax Band: TBC

Brochure Prepared

April 2024.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

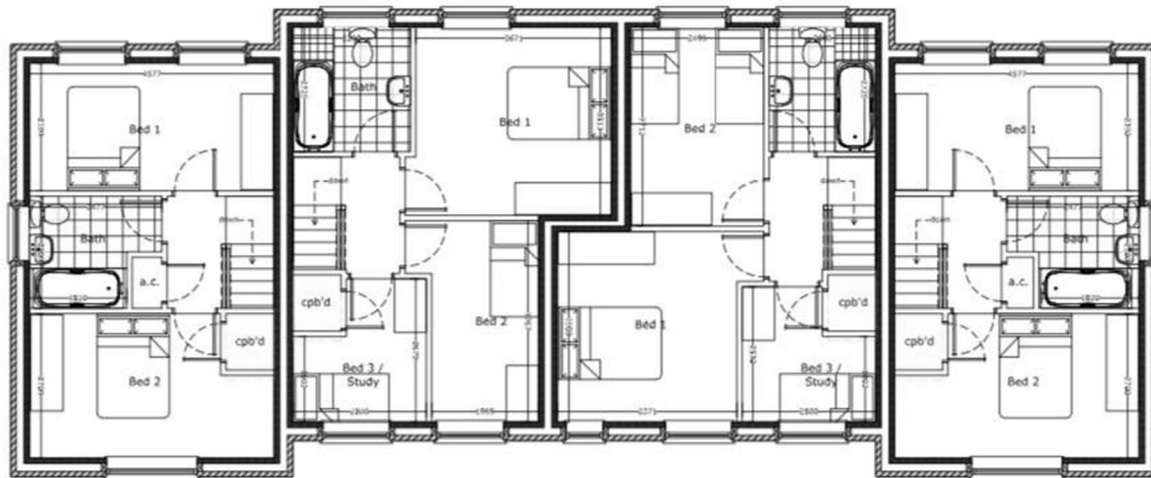


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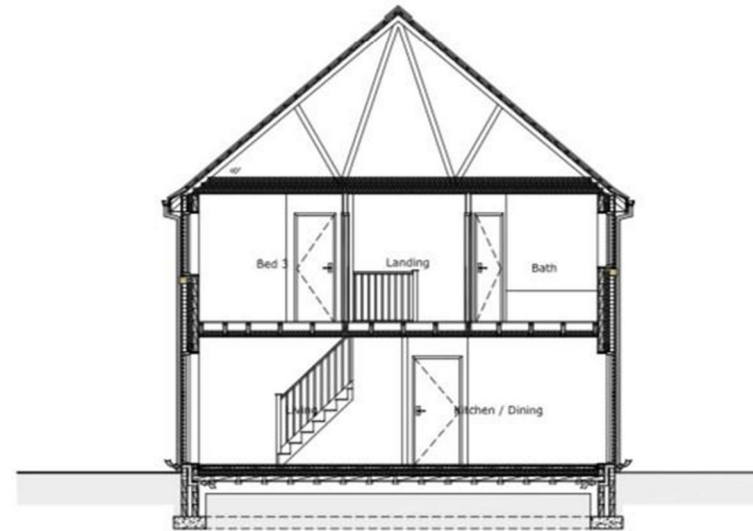
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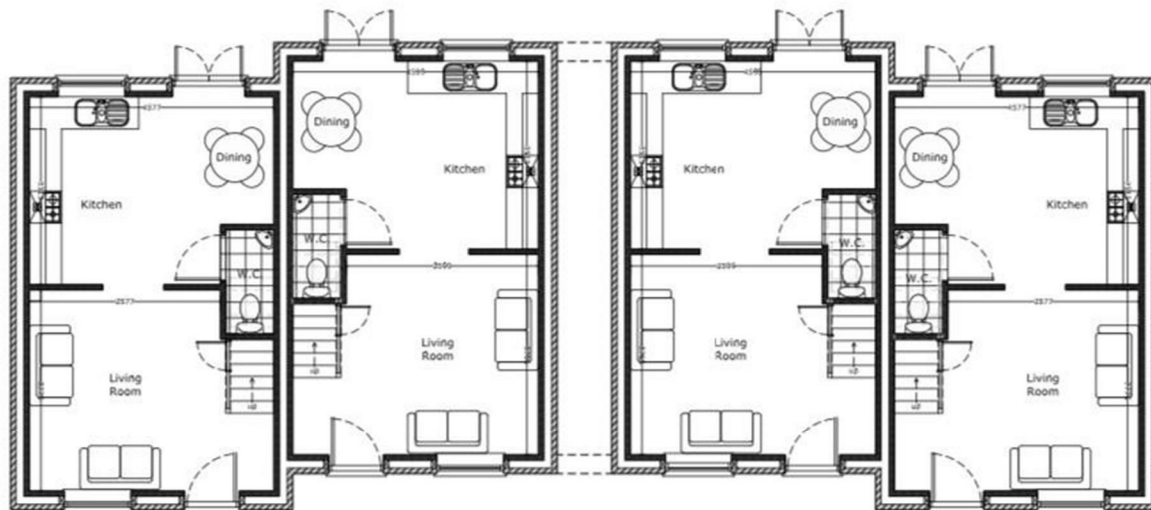
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Proposed First Floor Plans



Proposed Section Through



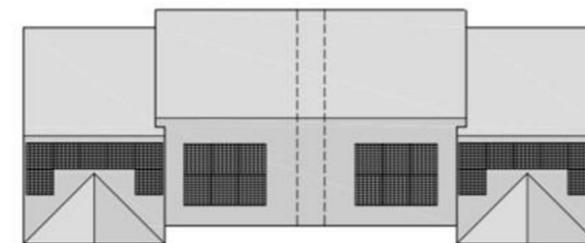
Proposed Ground Floor Plans

Unit 1 - Gross Floor Area = 58m² or 732ft²

Unit 2 - Gross Floor Area = 73m² or 786ft²

Unit 3 - Gross Floor Area = 73m² or 786ft²

Unit 4 - Gross Floor Area = 58m² or 732ft²



Proposed Roof Plan

DESIGNQube

By Steven Brown

Architecture and Urban Design
www.designqube.co.uk

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Tel: 01527 610275 - E-Mail: designqube@btconnect.com

| | |
|--|---------------------|
| Mr Chris Fairburn | Client |
| Land to West of Playing Fields, Monks Dyke Road, Louth | Site Address |
| Proposed Residential Development | Project Title |
| Proposed Plans & Section | Drawing |
| SAB | Drawn By |
| 1 : 50 1 : 100 | Scale |
| November 2022 | Date |
| DQ-501 - MD TYPE 4 - 01 - Rev A - Proposed Plans & Section | Drawing Number |
| A1 | Original Paper Size |
| Rev A: 12/09/23: Regs Issue | Revision |

Plots 23 - 26 & 31 - 34



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |
| | | | EU Directive 2002/91/EC |
| | | | |



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.