



**PLOT 34, ACADEMY WAY**  
**ASKING PRICE £234,995**



It is a pleasure for TES Property to offer for sale Plot 34 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 34 has a total floor area of 732ft<sup>2</sup> & briefly comprises a kitchen diner, living room, downstairs W.C, two bedrooms and bathroom. Externally the property benefits from front and rear gardens and a detached garage (179ft<sup>2</sup>)

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 house briefly comprises a living room with opening into the kitchen diner with patio doors off into rear garden and a useful downstairs W.C. The first floor comprises two bedrooms and family bathroom.

Externally, the property benefits from a spacious driveway which provides off road parking for multiple vehicles and leads down to the detached garage which has an up and over door, power and lighting.

### **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 allowance
- Bathroom allowance
- Bathrooms (half tiled)
- Oak internal doors & double glazed to living room
- White spindle stairs
- 2 double sockets in all rooms plus TV points
- Boiler in loft with ladder & partly boarded
- Porcelain patio area
- Seeded front & rear gardens
- Outside tap
- Sorrento tumbled block paving driveway
- Front fence Lincolnshire rail & post with laurel hedge
- Sides gated to provide extra security
- Garage with electrics & up and over door
- Alarm system
- Downstairs underfloor zoned heating & first floor radiators in all bedrooms
- Built to the new building regulations
- EPC Band A with newly installed Fast Fibre Network & an aerial Booster
- Roof inset solar panels with 25 year warranty
- Electric car charger point with 25 year warranty

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

### **Living Room**

12'4" x 11'8"

### **Kitchen Diner**

11'6" x 15'0"

**Bedroom 1**

7'10" x 15'0"

**Bedroom 2**

8'10" x 15'0"

**Bathroom**

6'10" x 8'1" (max)

**Garage**

Floor Area - 179ft<sup>2</sup>

**Tenure**

The property is believed to be freehold and we await solicitors confirmation.

**Services**

Mains water, drainage, electricity and gas are understood to be connected, along with underfloor heating to the ground floor. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

**Council Tax Band**

East Lindsey Council Tax Band: TBC

**Brochure Prepared**

February 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



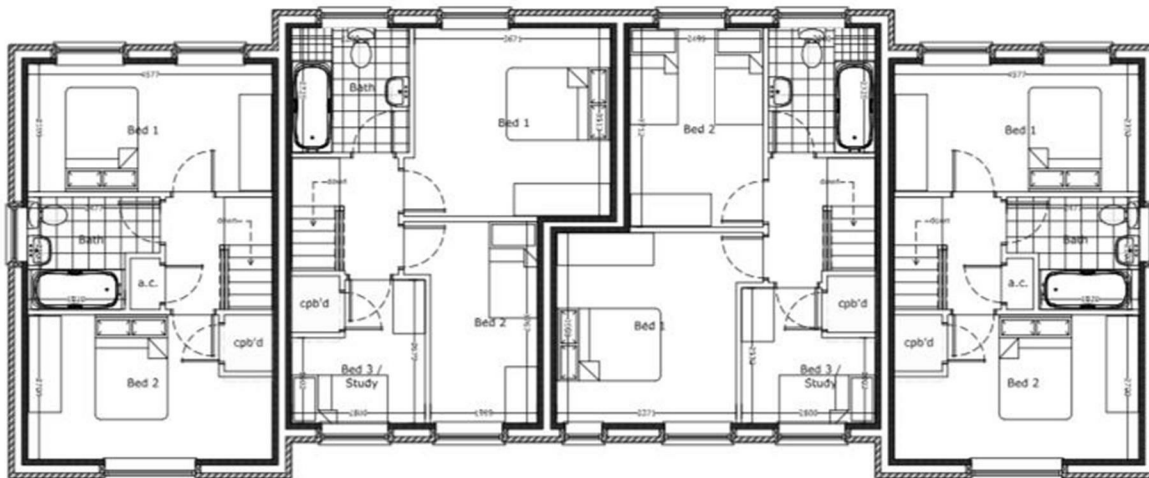


This drawing has been prepared for the purpose of illustrating the proposed development and is not to be used for any other purpose. The client is responsible for obtaining all necessary permissions and approvals prior to construction and ensuring that any discrepancies to the client and the architect are resolved.

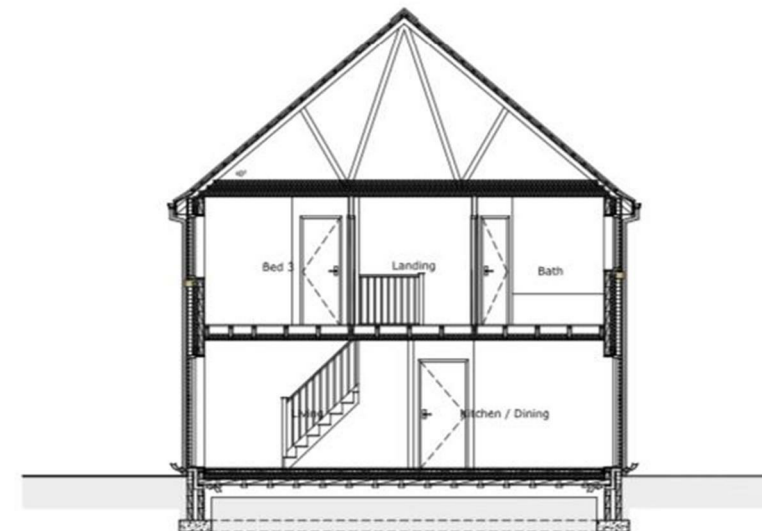
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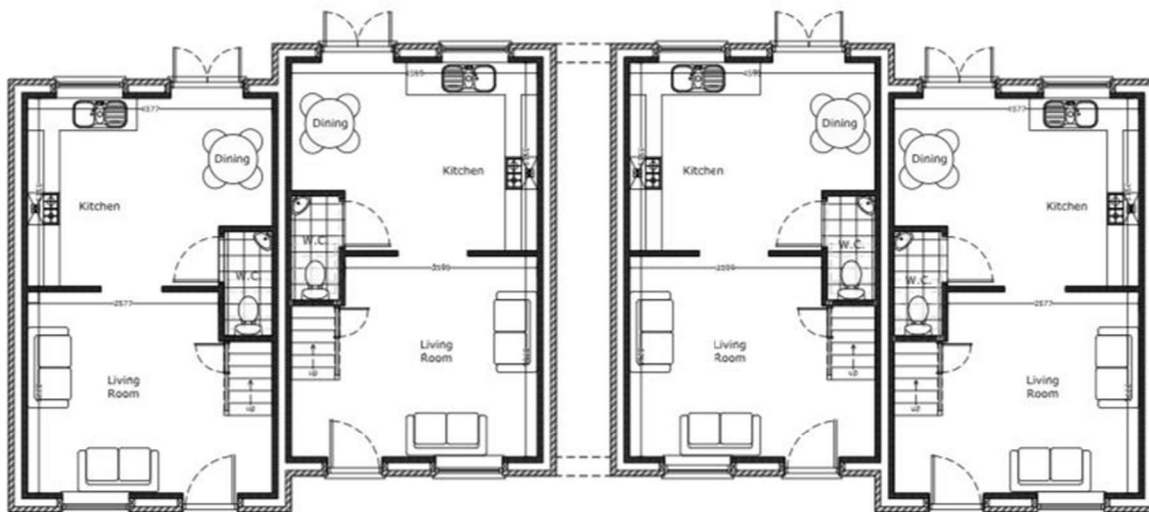
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Proposed First Floor Plans



Proposed Section Through



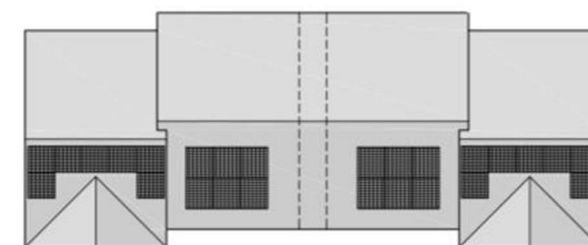
Proposed Ground Floor Plans

Unit 1 - Gross Floor Area = 68m<sup>2</sup> or 732ft<sup>2</sup>

Unit 2 - Gross Floor Area = 73m<sup>2</sup> or 786ft<sup>2</sup>

Unit 3 - Gross Floor Area = 73m<sup>2</sup> or 786ft<sup>2</sup>

Unit 4 - Gross Floor Area = 68m<sup>2</sup> or 732ft<sup>2</sup>



Proposed Roof Plan

**DESIGNQube**

By Steven Brown

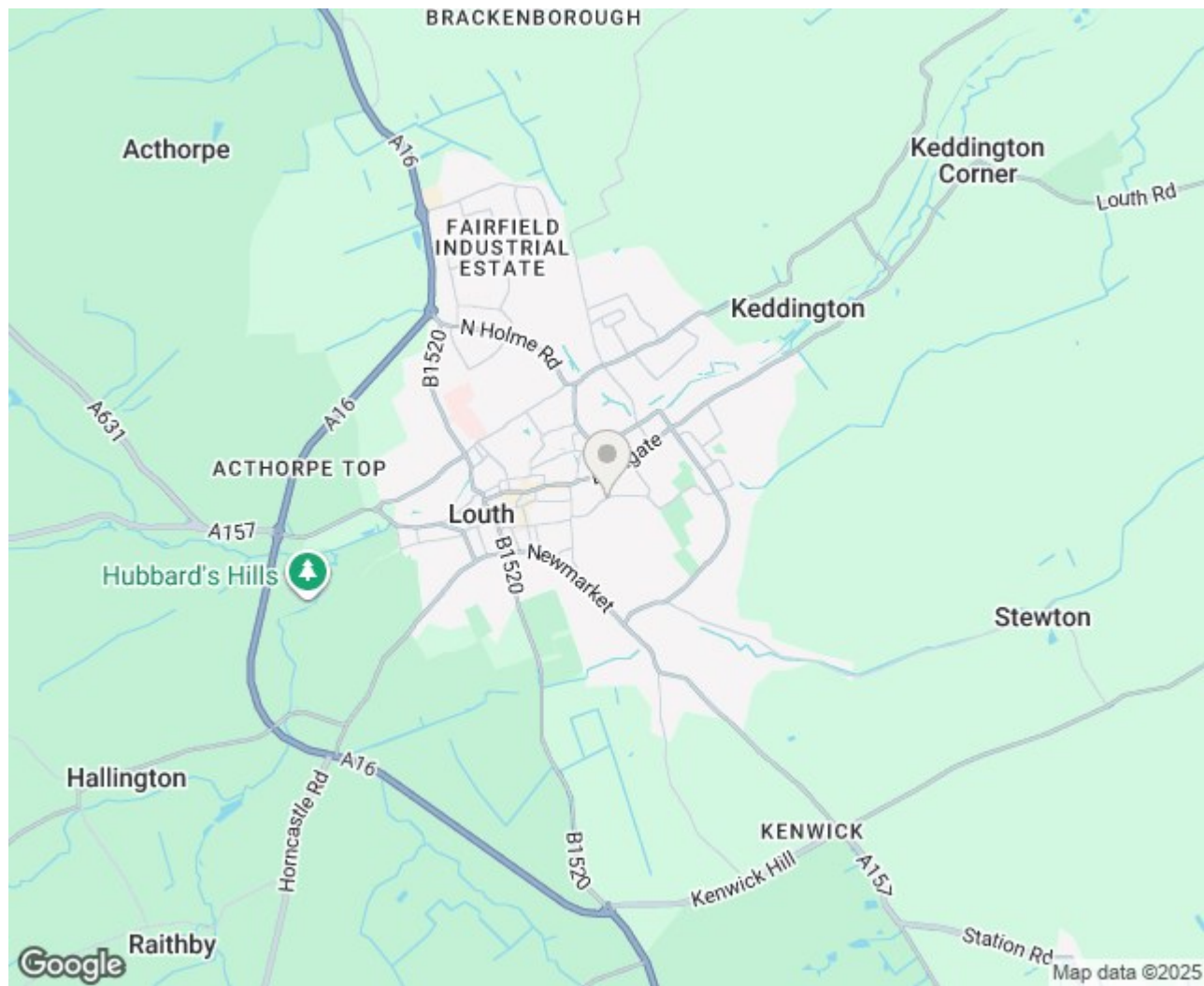
Architecture and Urban Design

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Tel: 01507 810075 - E-Mail: designqube@btinternet.com

Mr Chris Fairburn  
Land to West of Playing Fields, Monks Dyke Road, Louth  
Proposed Residential Development  
Proposed Plans & Section  
SAB  
1 : 50 1 : 100  
November 2022  
DQ-501 - MD TYPE 4 - 01 - Rev A - Proposed Plans & Section  
A1  
Rev A: 12/09/23: Regs Issue

Plots 23 - 26 & 31 - 34



| Energy Efficiency Rating                    |   |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |  |
|---------------------------------------------|---|--|-----------------------------------------------------------------|---|--|
| Very energy efficient - lower running costs |   |  | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |  |
| England & Wales                             |   |  | England & Wales                                                 |   |  |
| EU Directive 2002/91/EC                     |   |  | 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.