



PLOT 28, ACADEMY WAY
ASKING PRICE £287,495



It is a pleasure for TES Property to offer for sale Plot 28 a luxury semi-detached 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 28 has a total floor area of 1108ft² & briefly comprises an entrance hallway, an open plan kitchen, diner and separate living room, three bedrooms, and en-suite to the master along with an additional bathroom. Externally the property benefits from front and rear gardens, a driveway and garage. (170ft²)

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 three bedroom semi detached house briefly comprises an entrance hall with a useful utility cupboard and a door into the downstairs W.C, an open plan kitchen diner with door into separate living room with patio doors off into rear garden. The first floor comprises a spacious master bedroom with en-suite shower room, a further 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 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!

Entrance Hall

4'7" x 7'2"

Kitchen

8'6" x 9'5"

Dining Area

15'8" x 17'8"

Living Room

17'8" x 11'10"

Bedroom 1

9'9" x 13'1"

En-suite

12'6" x 0'10"

Bedroom 2

9'4" x 12'6"

Bedroom 3

9'1" x 8'0"

Bathroom

7'0" x 7'7"

Garage

Floor Area - 170ft²

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.

Viewings

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

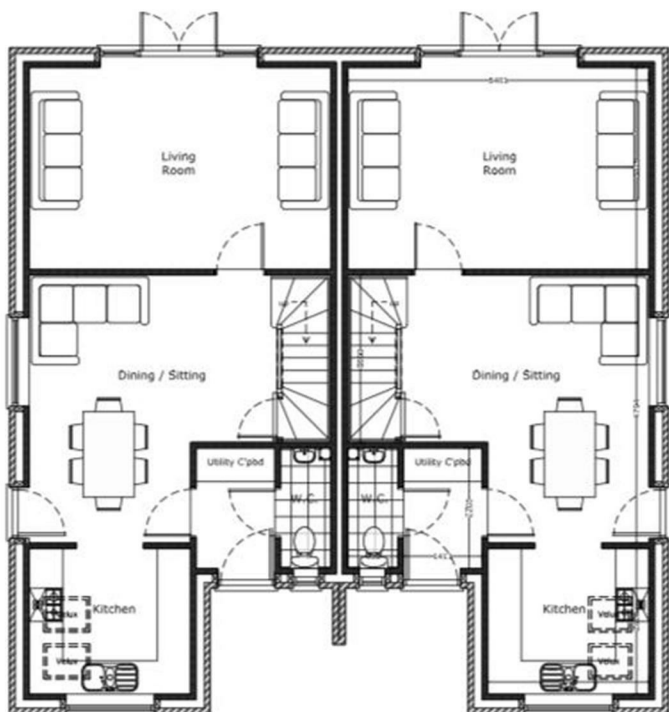
Opening Hours

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

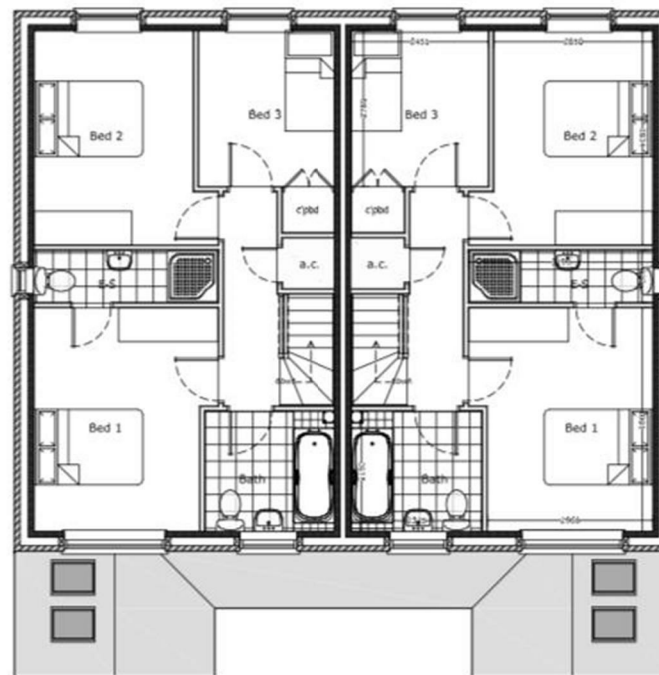
Saturday 9:00am to 1:00pm



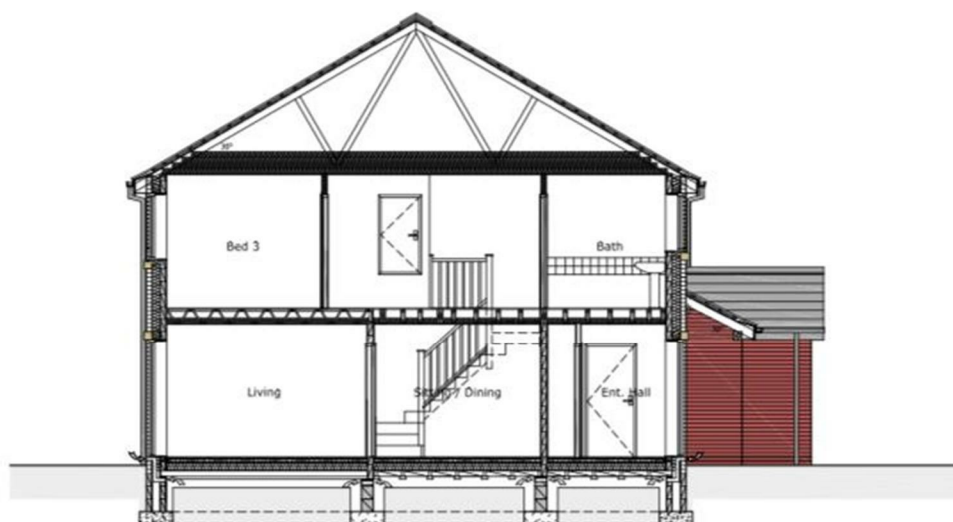




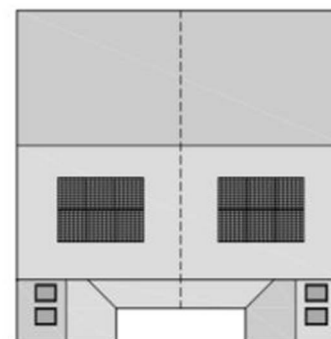
Proposed Ground Floor Plans
Plots 27 - 30



Proposed First Floor Plans
Plots 27 - 30



Proposed Section Through



Proposed Roof Plan

This drawing has been prepared for the purpose of obtaining Planning and/or Building Regulation Approval only. The recipient is responsible for using and checking all dimensions and levels on a prior to commencement and reporting back any discrepancies to the client and the architect.

All materials specified on this drawing are to be used in strict accordance with manufacturer written instructions and current codes of practice. Variations to the specifications within these drawings or associated documents are at the client's own risk.

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Preliminary Drawing
Subject to Planning & Building
Control Approval

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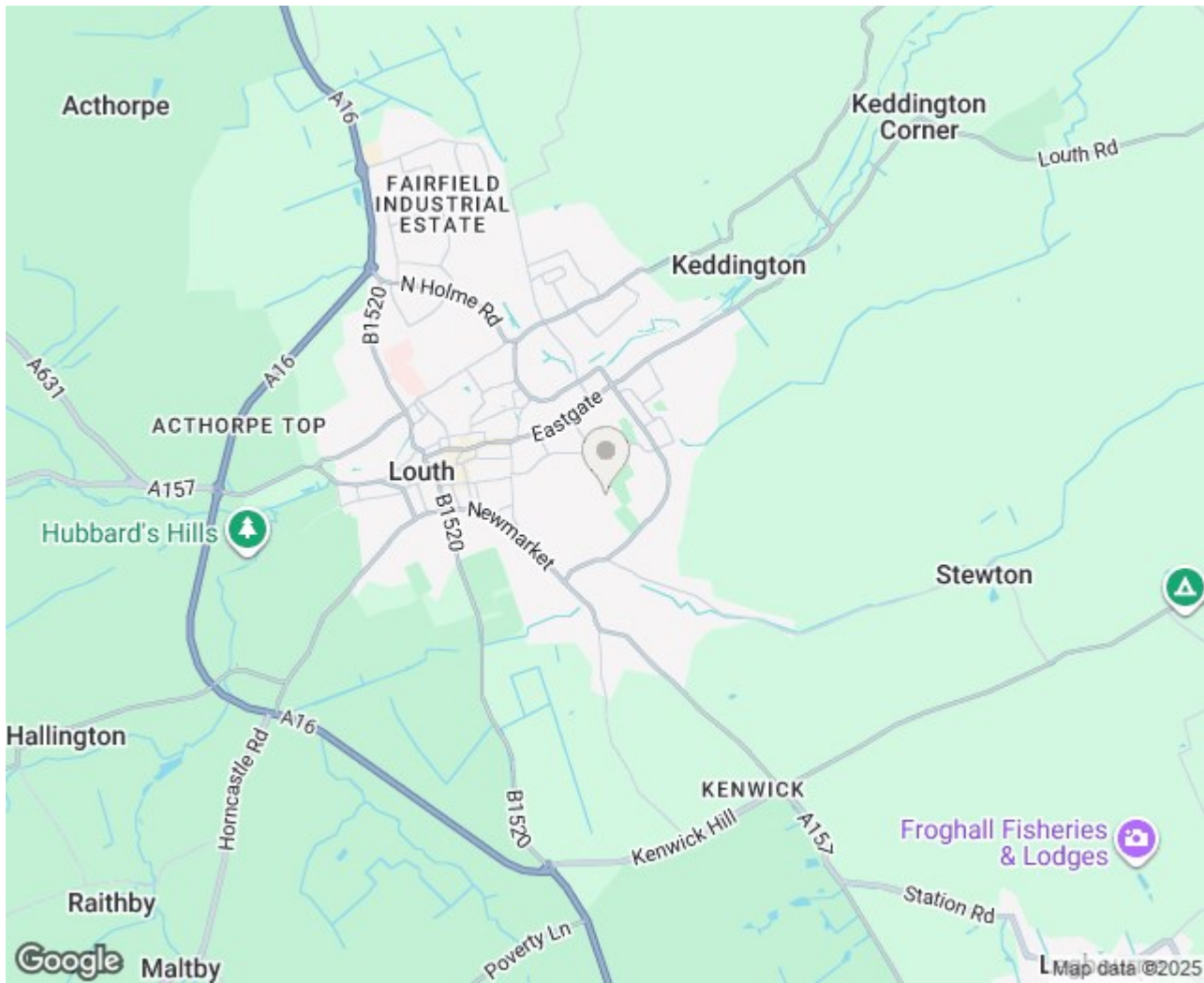
Architecture and Urban Design

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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 2 - 05 - Proposed Plans & Section
A1
Original Paper

Plots 27 - 30



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.