



**11, ROMAN WAY, LOUTH, LN11**  
**ASKING PRICE £625,000**



**\*£7,000 Allowance for Flooring / Carpets\* \*Part Exchange Considered\***

TES Property bring to the market this exclusive detached property built by the well known Jim Fairburn Ltd, as part of the Highfields development in Louth, Lincolnshire. The property is ideally nestled in the popular west side of town close to all local amenities.

The property comprises a grand entrance hallway, with two bedrooms to the ground floor, spacious lounge, impressive dining kitchen with sun room, a utility and shower room to the ground floor. The first floor consists of two spacious double bedrooms, both with an en-suite.

Standing on a generous corner plot with front and rear gardens, driveway and garage.

With an allowance in place enabling you to choose your dream kitchen, bathrooms and tiling throughout! Book your viewing in now to reserve this impressive family home.



### **Location - Louth**

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

### **School Catchment Area**

This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School.

As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

### **Specification**

Jim Fairburn Ltd have advised that the property will include the following specifications:

Internally:

- Composite front doors, uPVC double glazed windows throughout
- Oak staircases
- Intruder Alarm systems
- £50,000 allowance for Kitchen, bathrooms and tiling (subject to discussions with the developer)
- Ground floor underfloor heating system
- £7,000 allowance for flooring and carpets

Externally:

- Block paved driveway
- Paths and patio areas in Indian Sandstone
- Saxon multi bricks and red clay pantiles

### **Development**

Located within the west side of the popular market town of Louth, this exclusive development is accessed off Meridian View, a popular residential area and is located within close proximity to the town centre and all of its amenities. This sought after development offers a range of exclusive properties, all built to a high specification throughout and include a 10 year warranty.

### **About the Developer**

Jim Fairburn Ltd is a well known building and developer specialist in Louth, established for over 40 years providing quality properties throughout Louth.

A variety of popular developments in Louth such as Highfields, Cullingford Way and many more, all built to a high standard throughout and designed to accommodate all your wants and needs.

### **Hallway**

Spacious hall providing access to the lounge, dining kitchen, both ground floor bedrooms, utility and side entrance. A staircase leads to the first floor landing.

**Lounge**

17'7" x 17'11"

With feature fireplace and uPVC double glazed window to the front and side.

**Dining Kitchen**

17'11" x 16'11"

With an allowance in place for you to choose a range of kitchen units. There is ample dining space and opening into the sun room.

**Sun Room**

14'4" x 13'6"

With uPVC double glazed window to the front and bi-folding door to the rear.

**Bedroom**

12'2" x 16'4"

With uPVC double glazed window to the front.

**Bedroom**

12'5" x 12'5"

With uPVC double glazed window to the side.

**Ground Floor Shower Room**

6'2" x 7'8"

Fitted with a three piece suite consisting of a walk in shower, W.C and wash hand basin.

**Side Entrance**

9'5" x 8'6"

With uPVC double glazed window and door to the side.

**Utility**

8'10" x 8'6"

Fitted with a range of units and a uPVC double glazed window and door to the side.

**Landing**

With access to both first floor bedrooms.

**Bedroom**

16'4" x 15'6"

With uPVC double glazed windows to the front and doors into the dressing room and en-suite.

**Dressing Room**

5'8" x 6'10"

**En-suite**

7'3" x 9'1"

Fitted with a three piece suite consisting of a shower cubicle, W.C and wash hand basin.

**Bedroom**

17'11" x 13'1"

With uPVC double glazed window to the rear and access into the dressing room.

**Dressing Room**

4'1" x 7'11"

With door leading into the en-suite.

**En-suite**

10'4" x 8'3"

Fitted with a four piece suite consisting of a his and hers wash hand basin, shower cubicle, W.C and bath.

**Garage**

18'8" x 18'3"

With electric door.

**Services**

Mains electricity, drainage, water and BT are understood to be connected. Central heating is via an Air Source Heat Pump. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

**Tenure**

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

**Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

**Opening Hours**

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

Saturday 9:00am to 1:00pm





**Subject to Full Planning App**

**Subject to SAR Energy Calculations**



100



100

100

Leath  
Lincolnshire  
1911-1912

www.incodesignconsultancy.co.uk

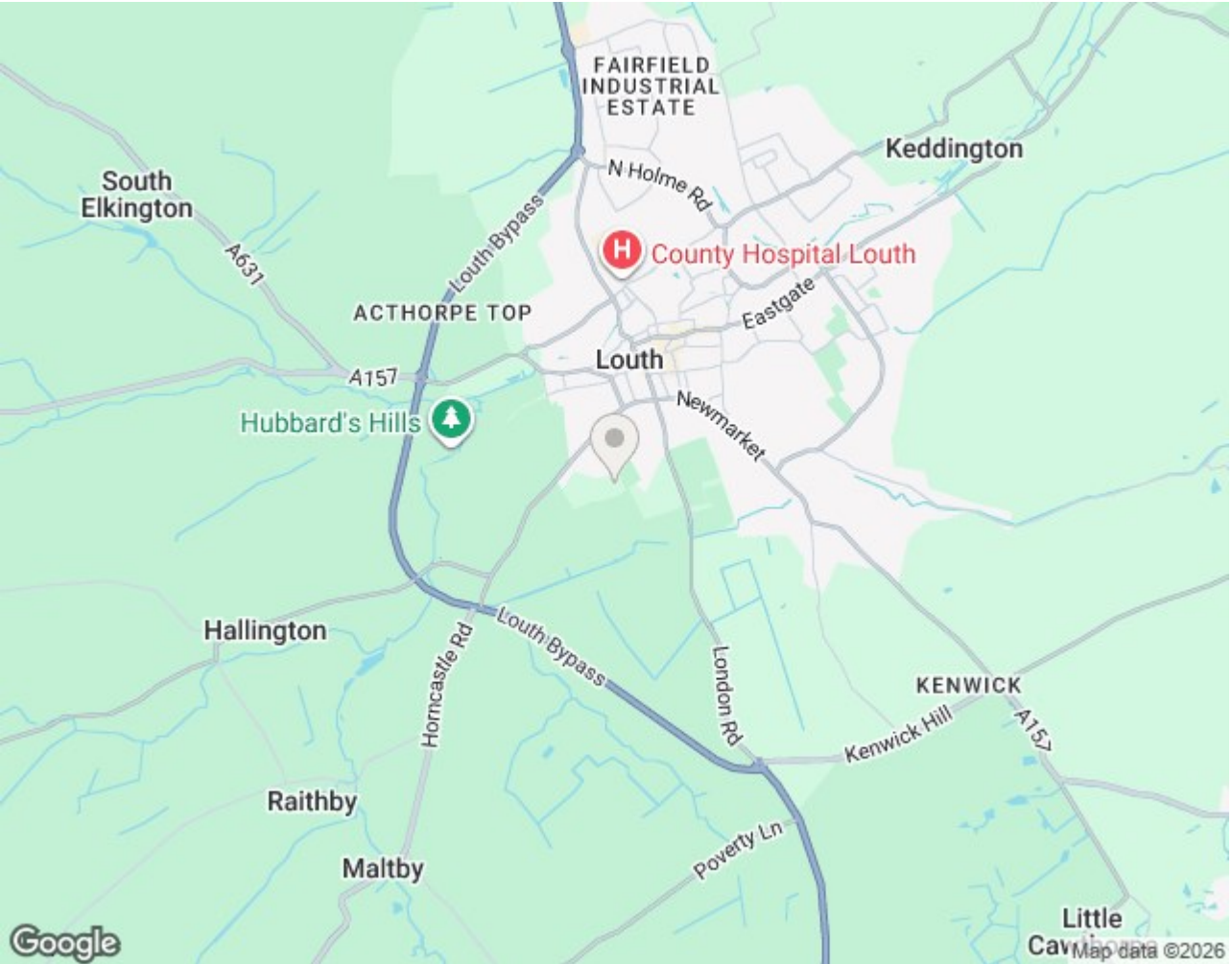
Land to the North of  
Julian Bower, Louth

|      |           |
|------|-----------|
| DATE | June 2024 |
| SITE | Plot 12   |

SCALE: 1:50

ORG STATUS: BUILDING REGULATION  
DRAWING: LB 00011 00 00





| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| 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                             | 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.