



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

Opening Hours

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

Saturday 9:00am to 1:00pm



NOTE: All fittings and fixtures to be confirmed by the client prior to installation to allow coordination with the contractor.

WALLS & PARTITIONS
1. Inclusive concrete foundations to steel beams with subject to coordination with structural engineer.
2. Locking external blockwork walls - refer to structural engineer.
3. Locking external blockwork walls - refer to structural engineer.
4. External facing blockwork.
5. Non load bearing masonry walls containing sound insulation.
6. Non load bearing internal walls.

INTERNAL AREA: 191m ²
FF Internal Area: 191m ²
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Total: 268m ²
Plot Ratio: 7.5%
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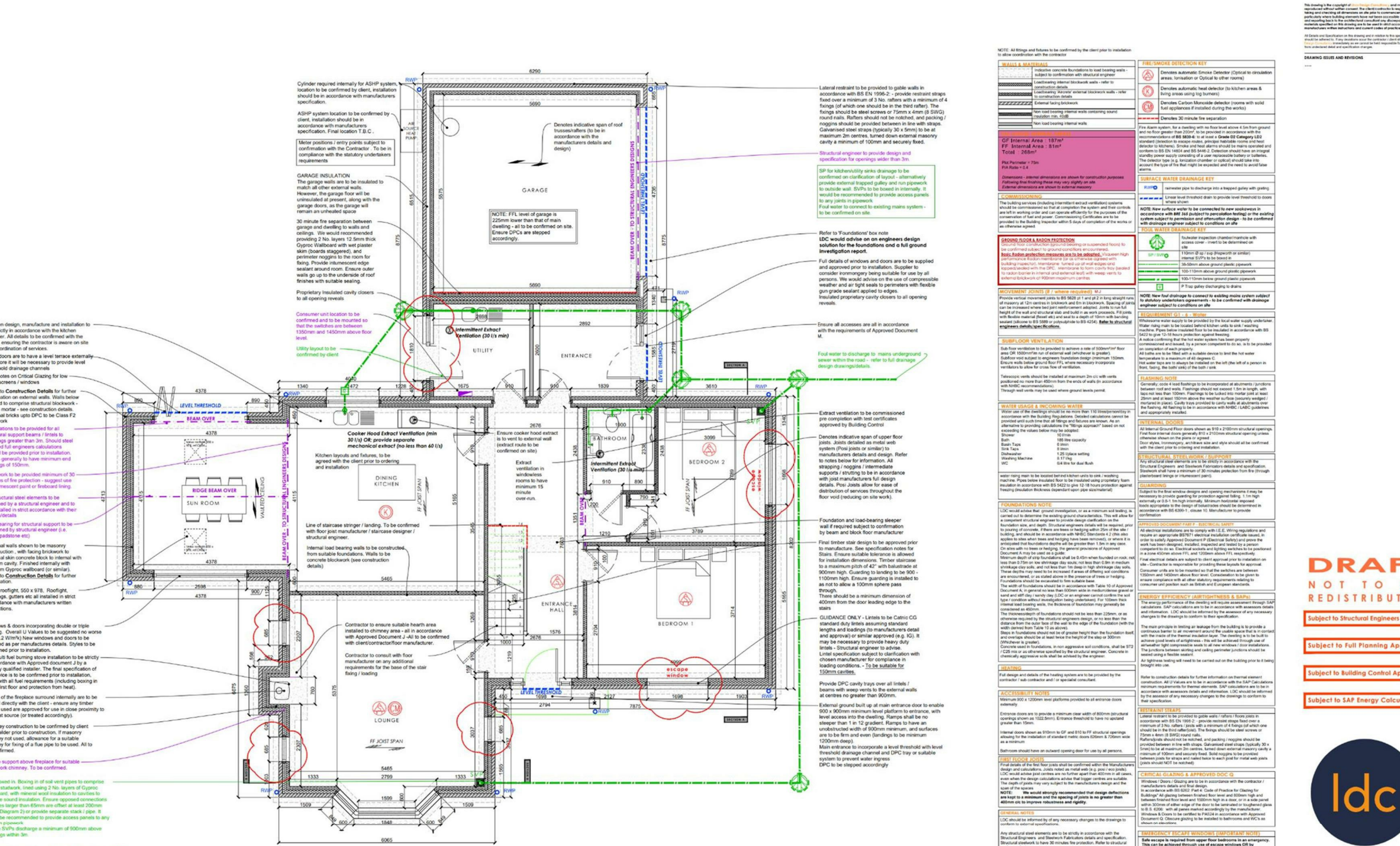
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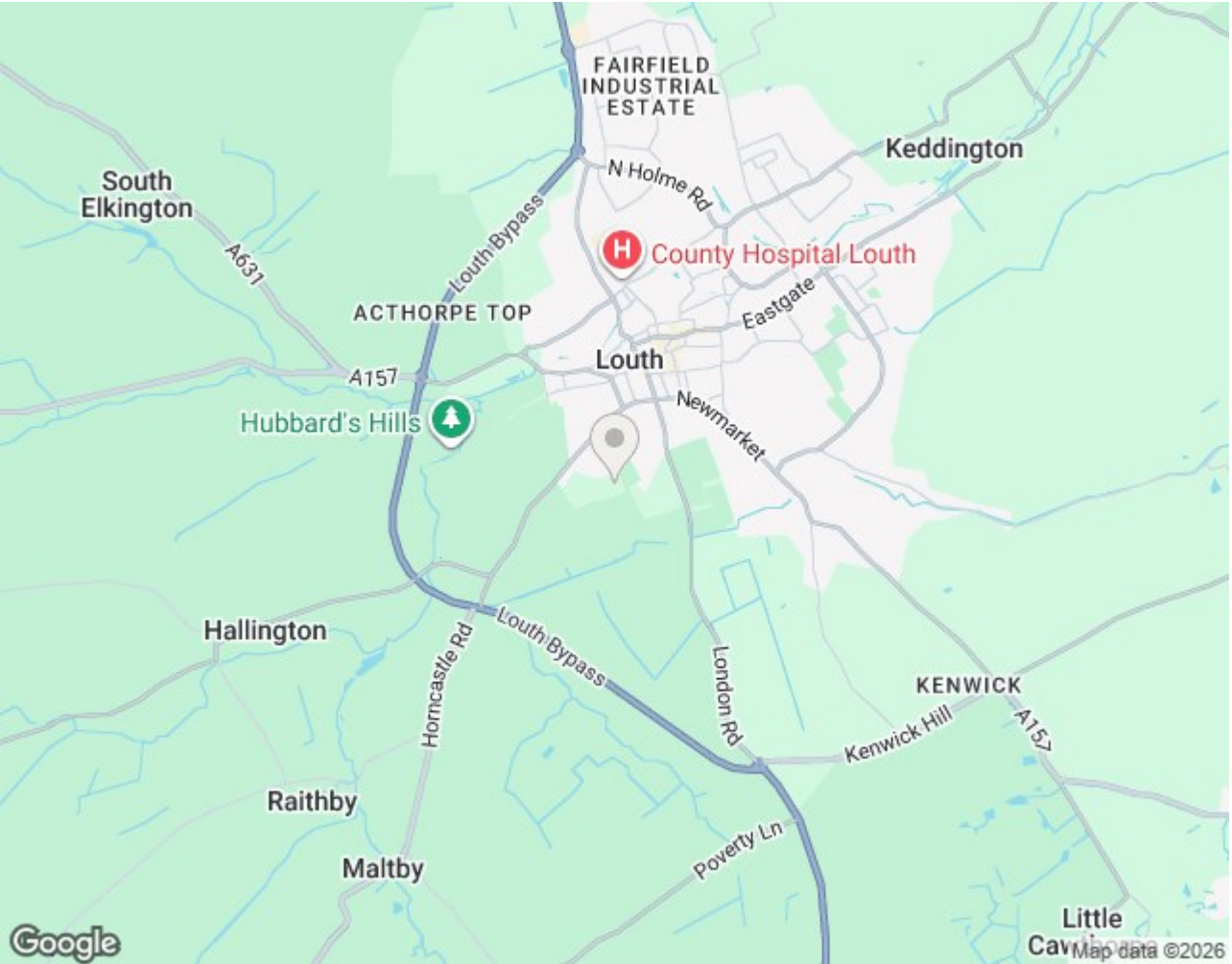
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New masonry chimneys should be constructed with flue liners and masonry suitable for the intended



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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.