



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

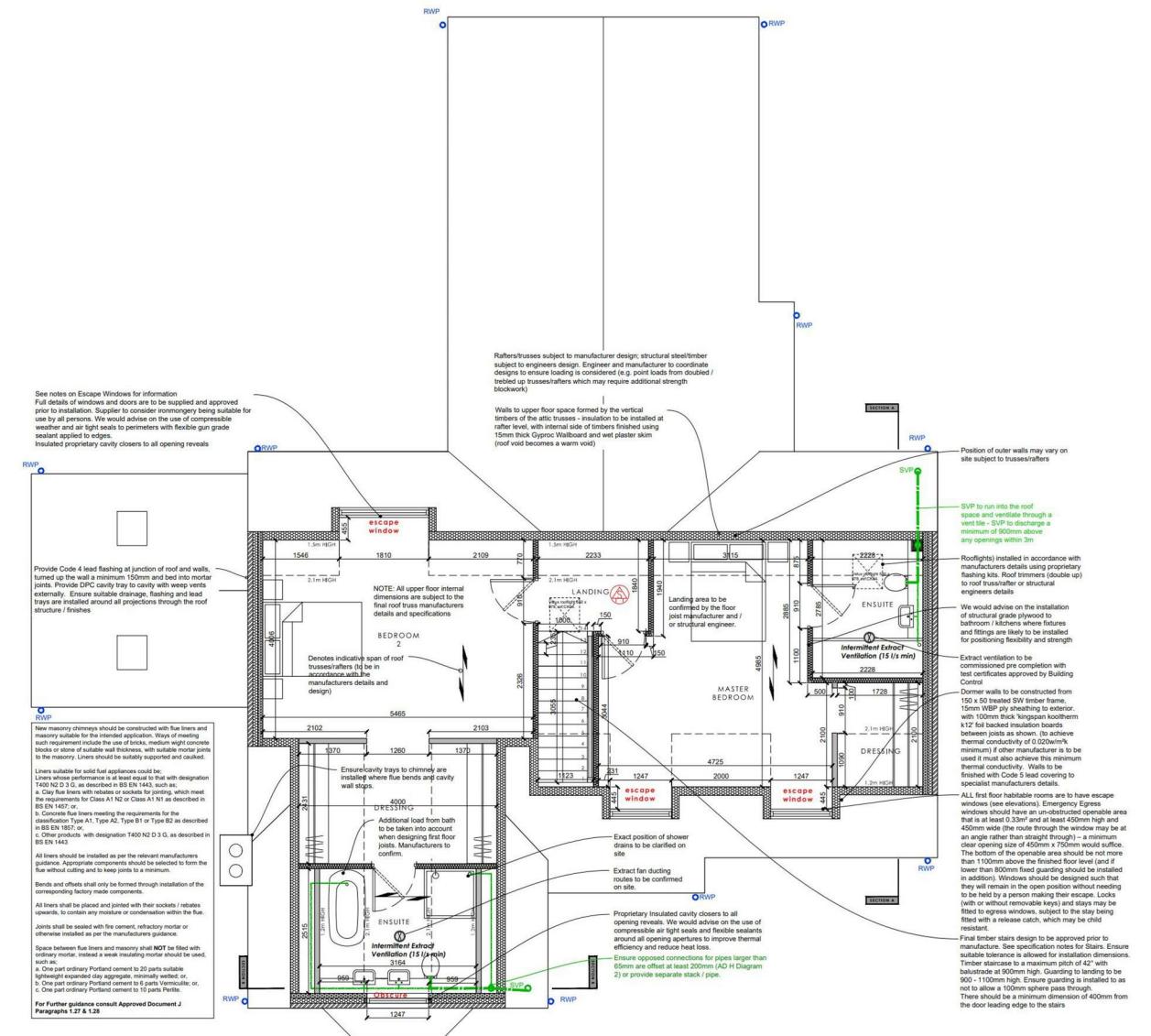
Opening Hours

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

Saturday 9:00am to 1:00pm



DRAWING ISSUES AND REVISIONS



Rafters/trusses subject to manufacturer design; structural steel/timber subject to engineers design. Engineer and manufacturer to coordinate designs to ensure loading is considered (e.g. point loads from doubled / trebled up trusses/rafters which may require additional strength blockwork)

SVP NOTE: To discharge through suitable discreet tiles, and distributed to suitable locations on the roof. SVPs to discharge a minimum of 900mm above any openings within 3m

Rooflights) installed in accordance with manufacturers details using proprietary flashing kits. Roof trimmers (double up) to roof truss/rafter or structural engineers details



DRAFT
NOT TO BE
REDISTRIBUTED

Subject to Structural Engineers Details

Subject to Full Planning Approval

Subject to Building Control Approval

Subject to SAP Energy Calculations

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Class A1/11 as described in BS EN 1457, or
products with the following requirements for the classification Type A1, Type A2, Type B1 or
Type B2 described in BS EN 1567,
other products with designation T400 ND 2 3 C, as described in BS EN 1443
within the run of the flue must NOT exceed 4x (up to a maximum of 45°). To ensure ease of
sweeping, there should not be more than 2 bends between the intended access for sweeping and
another flue access or the flue outlet.

European Standards (EN) and which are supplied or marked with a designation, the installed may optionally indicate this designation on the label, as indicated in the optional additional information section in Diagram 16 above.

Combustion Air to Solid Fuel Appliances

will fuel appliances up to 50KW output where the appliance is closed; if design air permeability is less than 5.0cm³/s/m² for the first 5KW of appliance is the rated output and 50cm³/s/m² for the rest of the rated output. If design permeability is greater than 5.0cm³/s/m² then 50cm³/s/m² of air permeability is required.

It will be minimum 12mm non-combustible board / sheet material or (provided the appliance does not cause the top surface of the health to exceed 100°C, OR, a constructional health should be provided with a minimum 12mm thick block to protect at least 300mm in front of the appliance and at least 150mm either side of the base of the appliance).

Provide Forterra Roll Top pot (or equivalent) as shown on elevations.

For flue system to 175mm diameter adaptor to vitreous flue where necessary, as immediate connection to fire appliance to be vitreous flue pipe, with bends (not exceeding 45°) where necessary.

chimney should extend to terminate at least 600mm above the ridge line, 1000mm above the furthest section of roof lights (if applicable) and generally 2300mm measured horizontally to the centre of the roof. Where the chimney is not adequately supported by ties or securely restrained in any

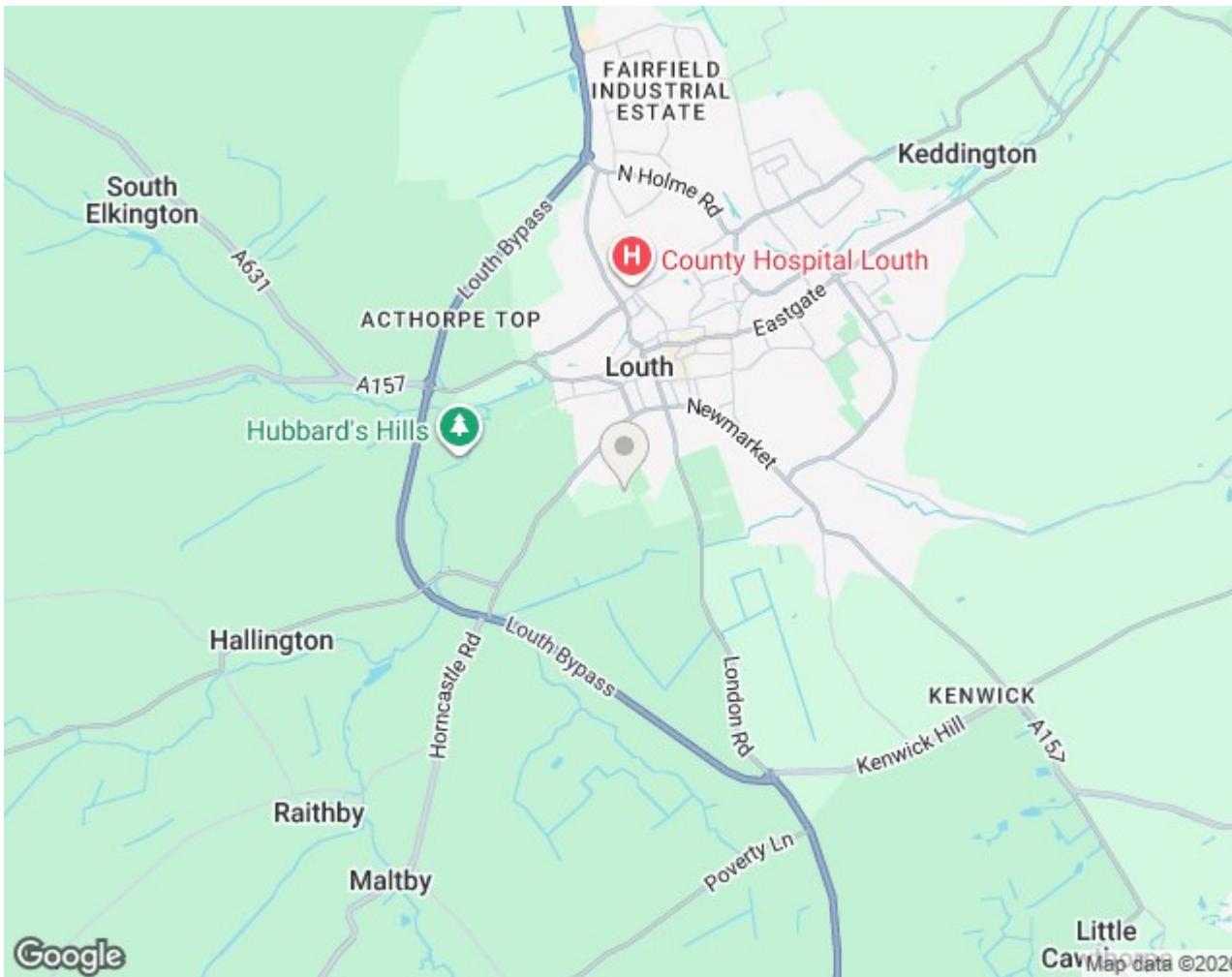
its height if measured from the highest point of intersection with the roof surface, gutter etc. It should not exceed 4500 mm, providing the density of the masonry is greater than 1500 kg/m³, where (W) is the least horizontal dimension of the chimney measured at the same point of intersection, and (H) is measured to the top of any chimney pot or other flue terminal. Either the appliance should be air-sealed or the room or space containing the appliance should have a ventilation opening. The air flow rate should not exceed 100 m³/hr for a room with a volume of 100 m³.

Code 3 lead soakers and Code 4 stepped flashings. If and where required provide Code 4 front apron flashings and to back gutters.

Lincs Design Consultancy
12 Vickers Lane
Louth
Lincolnshire
LN11 9PJ
T 01507 611555

PROJECT | Residential Development,
Land to the North of
Julian Bower, Louth
Lincs

DATE : June 2024
TITLE : Plot 13



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.