

, 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











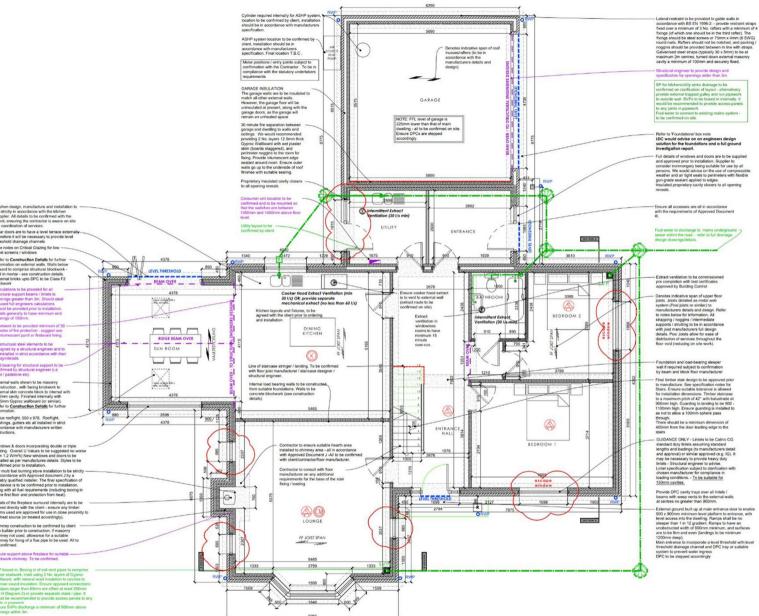












ROUND FLOOR PLAN
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NOTE: All fittings and fictures to be confirmed by the client prior to instate allow coordination with the contractor

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FOUNDATIONS NOTE

LDC would advise that ground investigation, or as a minimum soil testing, is

FORMER TOTAL STORY

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LDC should be informed by of any necessary changes to conform to external specifications.

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Denotes automatic Smoke Detector (Optical to circurate areas; Ionisation or Optical to other rooms)

Denotes automatic heat detector (to kitchen areas & living areas using log burners)

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GUARDING

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IMPROVID DOCUMENT FAIT - ENCIREAL SWITT

All delicrois institutions are to comply with LE. Writing regulations and require an appropriate BTR911 electrical installation certificate issued, in social to saisely, Aproved Document PC (Editional Switty) and grows the complete and prove the complete to do so. Electrical socials and lighting witches to be position as zone 450mm above FFL, and 200mm above FFL an

Consumer units are to be mounted so that the settches are between 1350mm and 1450mm above 5oor level. Consideration to be given to ensure compliance with all other statutory requirements relating to consumer unit position such as British and European standards.

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Air sightness testing will need to be carried out on the building prior to brought into use.

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CERTICAL CLASSING A SPREVIOUS DOC Q

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100-110mm below ground plantic pi P Trap gulley discharging to drains

Denotes 30 minute fire separation

DRAF NOTTO REDISTRIBUT

Subject to Structural Engineers D

Subject to Full Planning App

Subject to Building Control App

Subject to SAP Energy Calcula

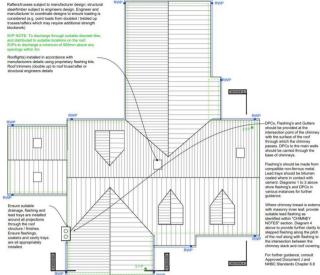


Residential Developme Land to the North of Julian Bower, Louth Lincs.

June 2024 Plot 13 Ground Floor Plan

DIEG STATUS BUILDING REGULATION

NUMBER LDC3861-BR-33



ROOF PLAN

scale 1:100

Joints shall be sealed with fire cement, refractory mortar or otherwise installed as per the manufacturers suidance.

For Further guidance consult Approved Document J Paragraphs 1.27 & 1.28

Specia befores the lower and macroy shall NOI be filled with ordinary mortar, instead a weak. receiving more the volled to wared, such as 1. One part enterary Purificant cement to 20 parts suitable lightweight expended day aggregate, microwally settled. All controls the parts Vermicalitate, or, 1. One part enterary Purificant cements to 10 parts Purificate, or, Comparts efforting Purificant cements to 10 parts Purificate.



Subject to Full Planning Approval

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Subject to SAP Energy Calculations



Lines Design Consultancy 12 Vickets Lane

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

DRG STATUS BUILDING REGULATIONS
DRAWING LDC3861-BR-34

June 2024 Plot 13 First Floor & Roof Plan 1:50 / 1:100

ORIGINAL SIZE | A 1

Provide Code 3 lead soakers and Code 4 stepped flashings. If and where required provide Code 6 lead front agron flashings and to back outliers.

Flue System to comprise

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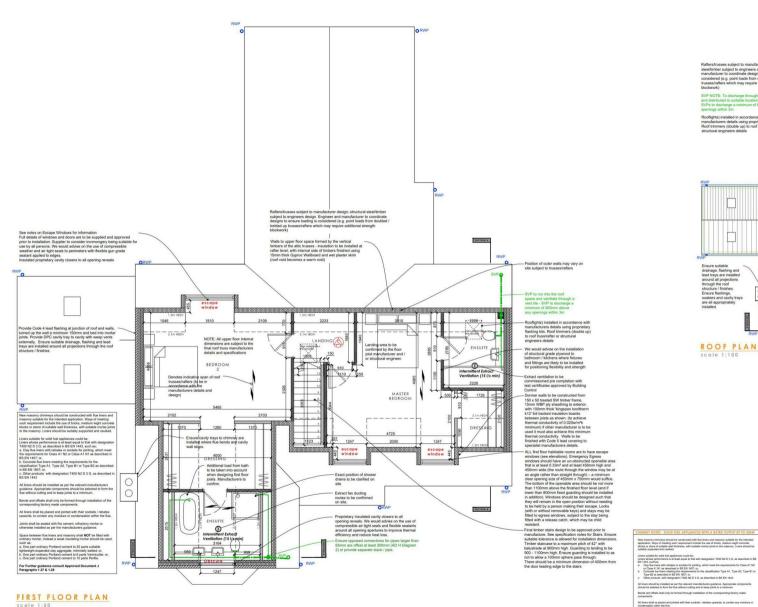
Flue system to utilise 175mm dameter adaptor to vibrous flue where necessary, as immediate

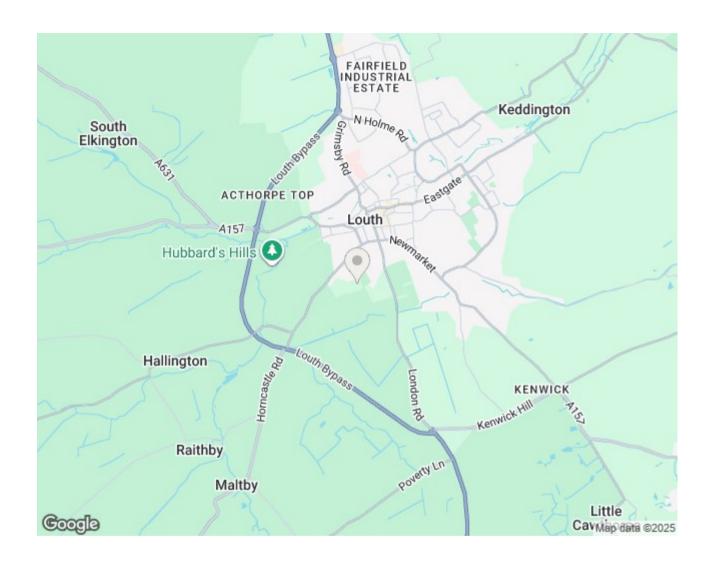
Bespoke Cast stone units to top of chimney bedded in 1.3 morter and (frost resistant) laid on high bond strength DPC.

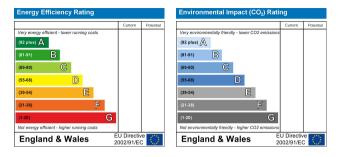
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To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy 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.