



PLOT 18, ACADEMY WAY, LOUTH, LN11
ASKING PRICE £395,000



It is a pleasure for TES Property to offer for sale Plot 18, a luxury 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 detached, semi-detached, mid terrace and end terrace properties, all tastefully designed throughout.

Plot 18 briefly comprises an open plan kitchen diner as well as a separate living room with french doors to the rear garden, downstairs toilet and utility cupboard, a staircase which leads to the first floor landing, three bedrooms, en-suites to the master and bedroom 2 as well as a family bathroom. Externally the property benefits from front and rear gardens, a driveway and a garage.

Viewing is highly recommended!



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.

Proposed Dwelling

This four bedroom detached house briefly comprises an entrance porch with utility cupboard, W.C and staircase which leads to the first floor landing. An open plan kitchen diner and living area with patio doors off into rear garden, three bedrooms with two en-suite and family bathroom.

Externally, the property benefits from a spacious driveway which provides off road parking for multiple vehicles and leads down to the detached 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
- Bathrooms (half tiled)
- Electric roller Garage Door
- Alarm system
- Built to the new building regulations
- Porcelain patio area
- Roof inset solar panels and electric car charger with 25 year warranty

There are also further upgrade packages available allowing you to design your dream home!

Entrance Hall

4'10" x 7'0"

Utility Cupboard

W.C.

Kitchen Area

9'5" x 8'6"

Dining/Sitting Area

17'11" x 15'8"

Living Area

17'11" x 11'10"

First Floor Landing

Bedroom 1

9'6" x 14'8"

En-Suite

9'6" x 3'3"

Bedroom 2

9'9" x 13'4"

En-Suite

11'1" x 3'0"

Bedroom 3

9'1" x 12'3"

Bathroom

7'7" x 7'0"

Garage

9'6" x 22'2"

Tenure

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

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Council Tax Band

East Lindsey Council Tax Band: TBC

Brochure Prepared

December 2024

Viewings

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

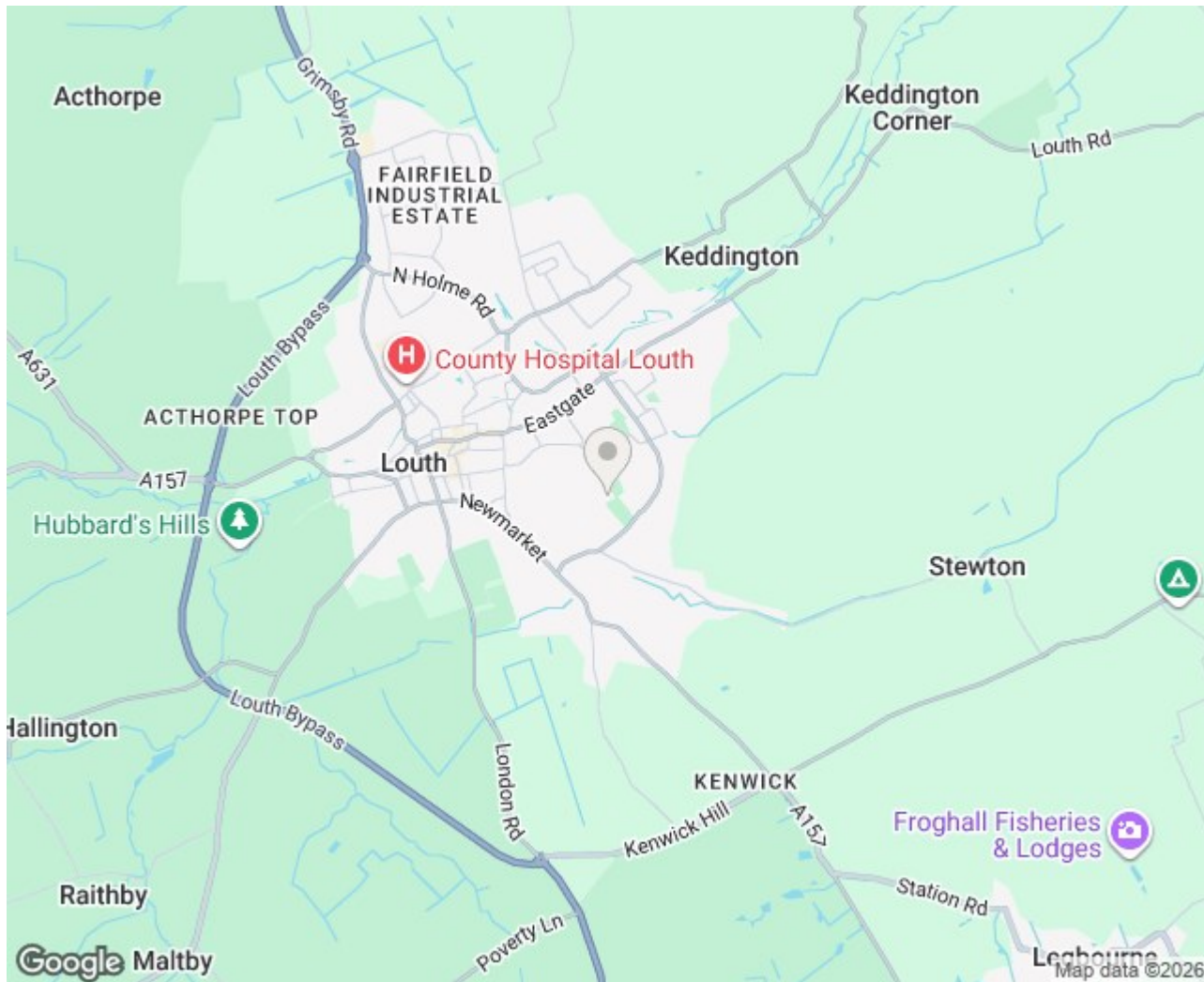
Opening Hours

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

Saturday 9:00am to 1:00pm







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