TES PROPERTY

ROMAN WAY, LOUTH

ASKING PRICE £715,000

PARTY
TIME

TES Property bring to the market this stunning detached family home located on the popular Highfields development, built by the well known Jim Fairburn Ltd. The property is ideally nestled in the popular west side of town close to all local amenities and the town centre and further benefits from still being under builders warranty.

This delightful property is sat on a spacious plot with ample off road parking, a double garage and sizeable rear garden with plenty of space for everyone to enjoy. Internally the property is move in ready and features an open plan kitchen with dining area and living area, along with an additional study, utility, boot room and w.c to the ground floor. As you head up to the first floor you will find four spacious double bedrooms with an en-suite to both bedrooms one and two and a modern four piece suite family bathroom.

Viewing is a must to truly appreciate what is to offer!

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.

Entrance Hall
9'10" x 12'8"
Enter the property via a uPVC door with side glazed panels into the welcoming entrance hall where there is tiled flooring, underfloor heating controls and staircase to the first floor with storage space below. Doors lead into the kitchen diner and lounge.

Kitchen/Diner
20'5" x 16'1"
An attractive and modern kitchen fitted with a range of wall, base and drawer units in high gloss grey with granite worktop over incorporating an inset sink with drainer and Quooker tap, there is a range of integrated appliances including a dishwasher, microwave, wine cooler, fridge and pantry cupboard and space for an American style fridge freezer and oven. There is a kitchen island with matching base and drawer units with worktop and breakfast bar. Dual aspect uPVC double glazed windows create and bright and welcoming space, there is high gloss tiled flooring and spotlights to the ceiling. The kitchen is open plan to the sun room and a door into the inner hallway which provides access to the utility room, boot room and garage.

Sun Room/Living
20'2" x 13'3"
With consatina doors out to the garden, wall mounted thermostat, spotlights to the ceiling and continuation of high gloss tiled floor. A door leads into the lounge.

Lounge
20'8" x 12'9"
The focal point of the room is the log burner with tiled hearth with wooden mantle, there is wood effect flooring, patio doors to the rear, uPVC double glazed window to the front and wall mounted thermostat. Doors lead into the study and back into the entrance hall.

Study
14'9" x 8'5"
With patio doors out to the rear, uPVC double glazed window to the front, T.V and internet inlets, wall mounted thermostat, spotlights to the ceiling and continuation of wood effect flooring.

Hallway
uPVC double glazed window to the front. Access to utility, boot room and garage.

Utility
11'4" x 7'6"
Fitted with tall units, base units and granite worktops with space for washing machine and tumble dryer below. There is a Sink unit with mixer tap, extractor, uPVC door to side patio, spotlights to the ceiling and continuation of high gloss tiled flooring.

Boot Room
7'3" x 6'2"
Door into w.c.

Toilet
Fitted with a hidden Cistern W.C. and wash hand basin in storage unit with fully tiled walls and floor, uPVC double glazed window to the side and extractor.

First Floor Landing
Galley style landing with uPVC double glazed window to the front, spotlights to the ceiling, radiator and an airing cupboard housing the hot water cylinder.

Master Suite
13'3" x 12'8"
Spacious double bedroom with uPVC double glazed windows with glazed panel overlooking the garden and has stunning views over the fields behind, 2x Velux window and 2x radiators. Opening into dressing room and door into en-suite.

Dressing Room
13'3" x 4'9"
With 2 x double wardrobes with shelving.

En Suite Bathroom
7'8" x 12'4"
Fitted with a modern four piece suite consisting of a his and hers floating sink unit with touch mirror, hidden cistern W.C., large shower cubicle with rainfall shower head and standard fitting with glass screen and a freestanding bath with central tap and shower attachment, and recessed tiled shelf behind. The room is fully tiled with a uPVC double glazed window to the rear, heated towel rail, spotlights to the ceiling and extractor.

Bedroom 2
16'2" (max) x 14'2"
Double bedroom with uPVC double glazed window to the front, 2 x fitted wardrobes, spotlights to the ceiling, TV point and a radiator. A door leads into the en-suite.

En Suite Shower Room
7'0" x 10'10"
Fitted with a three piece suite consisting of a W.C. and sink in unit and a shower unit with rainfall shower heard and standard fitting. There is a Velux window, fully tiled walls and floor, touch mirror, spotlights to the ceiling, heated towel rail, extractor and 2x recessed shelves.

Bedroom 3
12'10" x 13'1"
Double bedroom with 2 x fitted wardrobes, uPVC double glazed window to the rear, TV. point, radiator, spotlights to the ceiling and loft access hatch.

Bedroom 4
10'4" x 12'5"
Double bedroom with fitted wardrobe, TV point, radiator, uPVC double glazed window to the front and spotlights to the ceiling.

Main Bathroom
7'0" x 10'10"
Modern sizeable bathroom fitted with a four piece suite consisting of a shower cubicle with glass screen and rainfall shower head, free standing bowl bath with waterfall style tap and shower attachment, sink and W.C. in storage unit with hidden cistern touch mirror. There are 2x recessed shelves, heated towel rail, uPVC double glazed window to the side and spotlights to the ceiling.

Outside

Double Garage
16'3" x 19'7"
Wall mounted boiler, electric door and roof access hatch.

Front Garden
The property is fronted with a large block paved driveway which provides off road parking for multiple vehicles and leads to the double garage. The area features a range of plants and shrubs in slate chip boarders. There is outside lighting and a gate leading to the rear garden.

Rear Garden
The rear garden is fully enclosed with fencing to the boundary and gated access down both sides. The garden is mainly laid to lawn with a large patio area with veranda, providing ample space for dining and entertaining in the summer months. The patio continues along the rear of the property leading to a summer house, a versatile space currently being used as a games room, but could make a lovely place to sit in the summer months if you want some peace and quiet. A wooden boarder with white chippings runs along the fencing line with a range of plants and shrubs throughout.

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

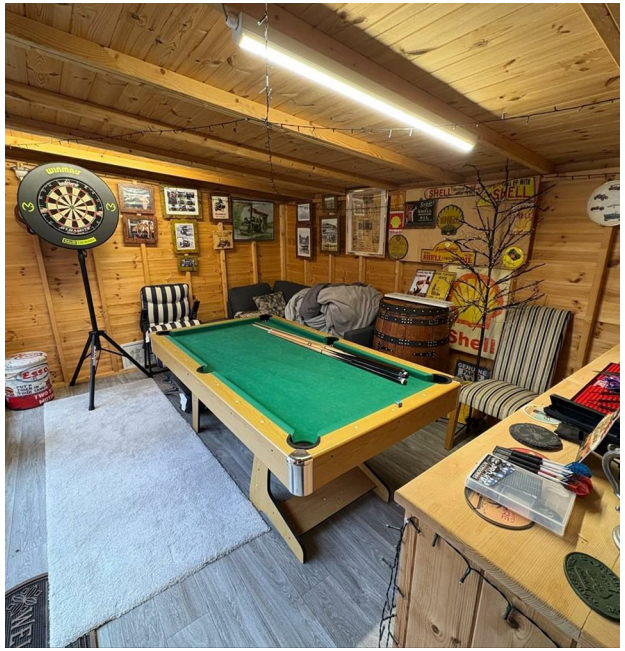
Tenure
The property is believed to be freehold and we await solicitors confirmation.

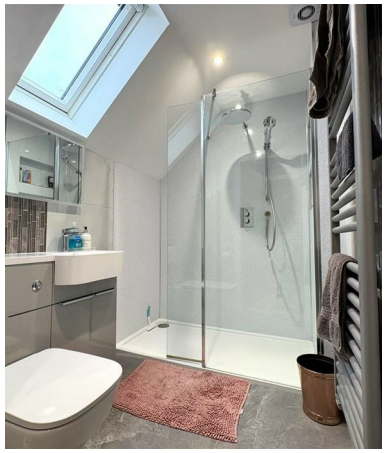
Brochure Prepared
February 2026.

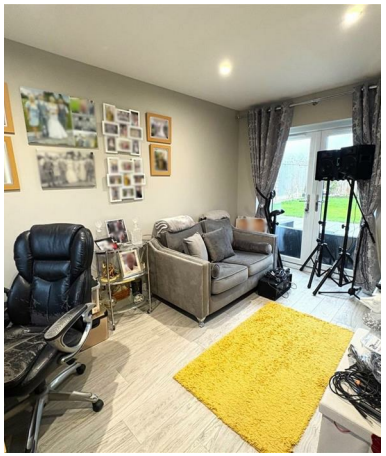
Council Tax Band
East Lindsey District Council Tax Band F.

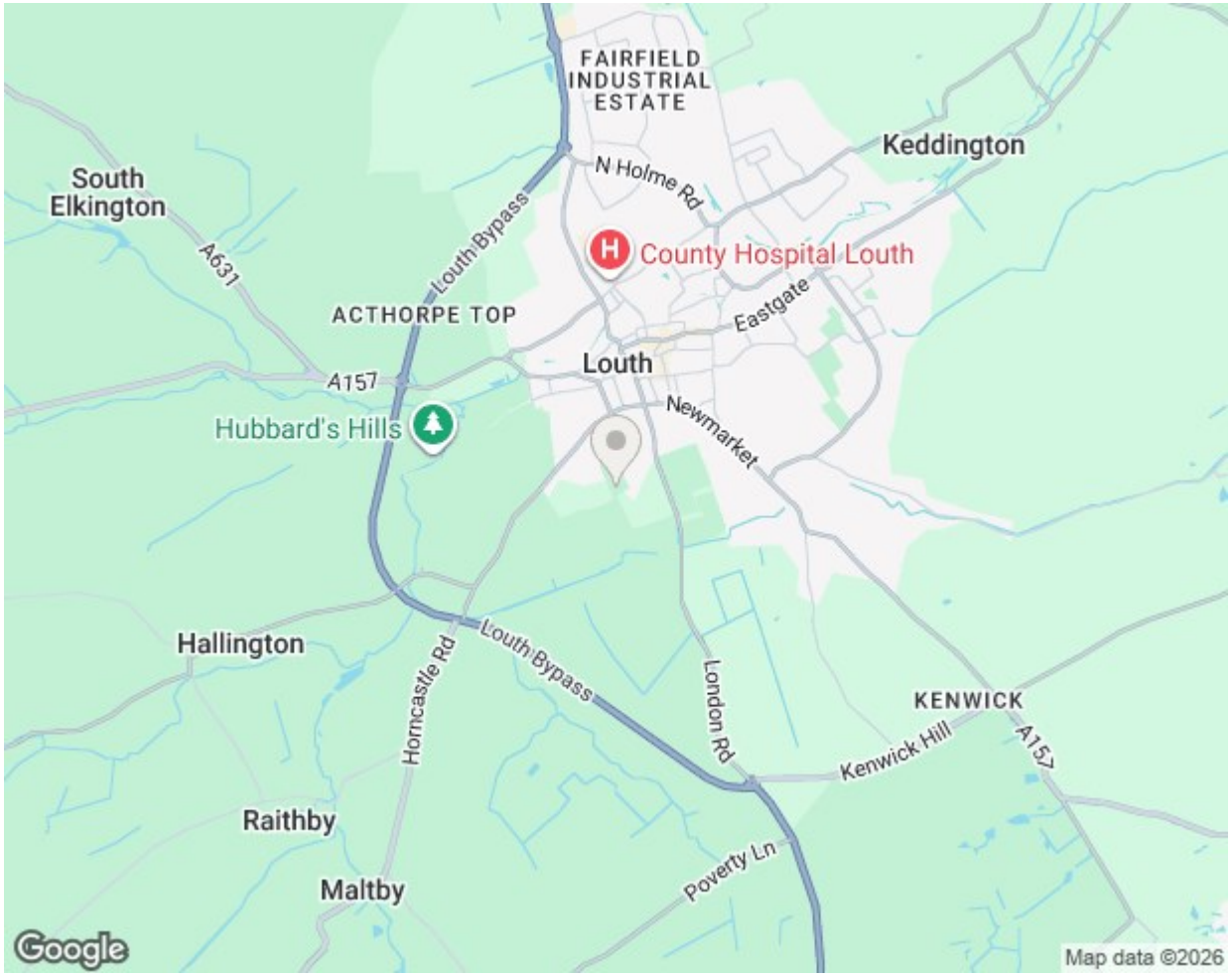
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

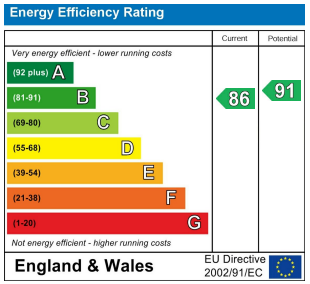
Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

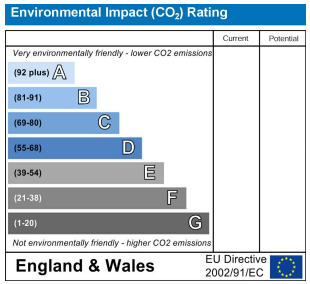












To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not 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.

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