

PLOT 7, LOUTH ROAD, HOLTON LE CLAY

ASKING PRICE £294,995



It is a pleasure for TES Property to offer for sale Plot 7, a luxury semi detached house located on a small development in Holton Le Clay built by the well known C & L Fairburn Properties.

This exclusive development offers a range of semi detached properties, all tastefully designed throughout.

Plot 7 comprises an entrance hall with ground floor w.c and utility off, a kitchen diner, living room with French doors out to the rear garden, three bedrooms with an en-suite to bedroom 1 and an additional family bathroom.

Externally the property benefits from front and rear gardens, a driveway and a garage.

Viewing is highly recommended!



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!

Location - Holton Le Clay
The popular village of Holton-le-Clay benefits from a range of amenities including village shops, takeaways, business park, GP surgery, children's day care and a beauty salon and much more.

There is also an infants school and junior school along with Tollbar Academy being just a short drive away, the village is also within the catchment area for Louth's academies and grammar school.

Property Specification
-Kitchen with design allowance
-Bathrooms (half tiled) with bespoke bathroom allowance
-Electric roller Garage Door
-Alarm system
-Built to the new building regulations
-Porcelain patio area
-Roof inset solar panels
-Hard flooring and carpet allowance

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

Entrance Hall

W.C
5'5" x 3'5"

Utility
4'1" x 5'5"

Kitchen Diner
24'7" (max) x 17'8" (max)

Living Room
17'8" x 12'0"

Landing

Bedroom 1
10'2" x 15'3"

En-Suite
10'9" x 3'0"

Bedroom 2
9'4" x 12'7"

Bedroom 3
8'0" x 9'1"

Bathroom
8'0" x 9'1"

Garage

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.

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

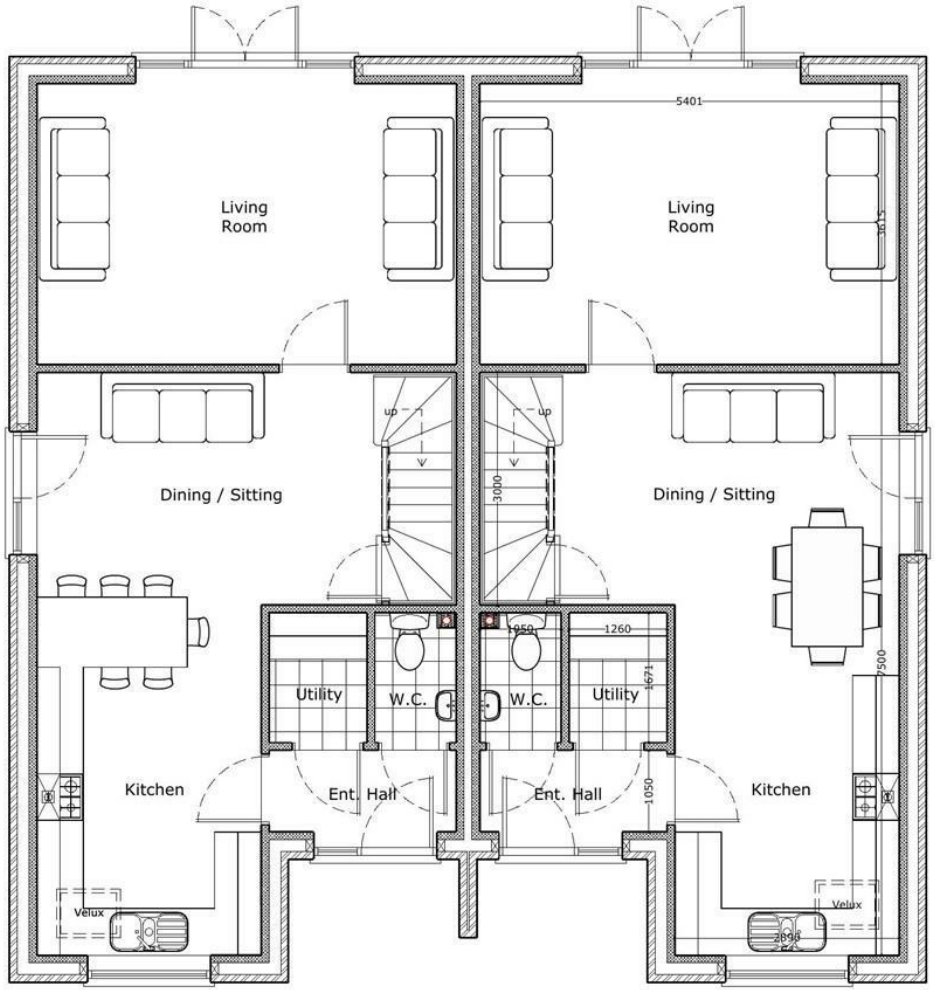
Brochure Prepared
February 2026.

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

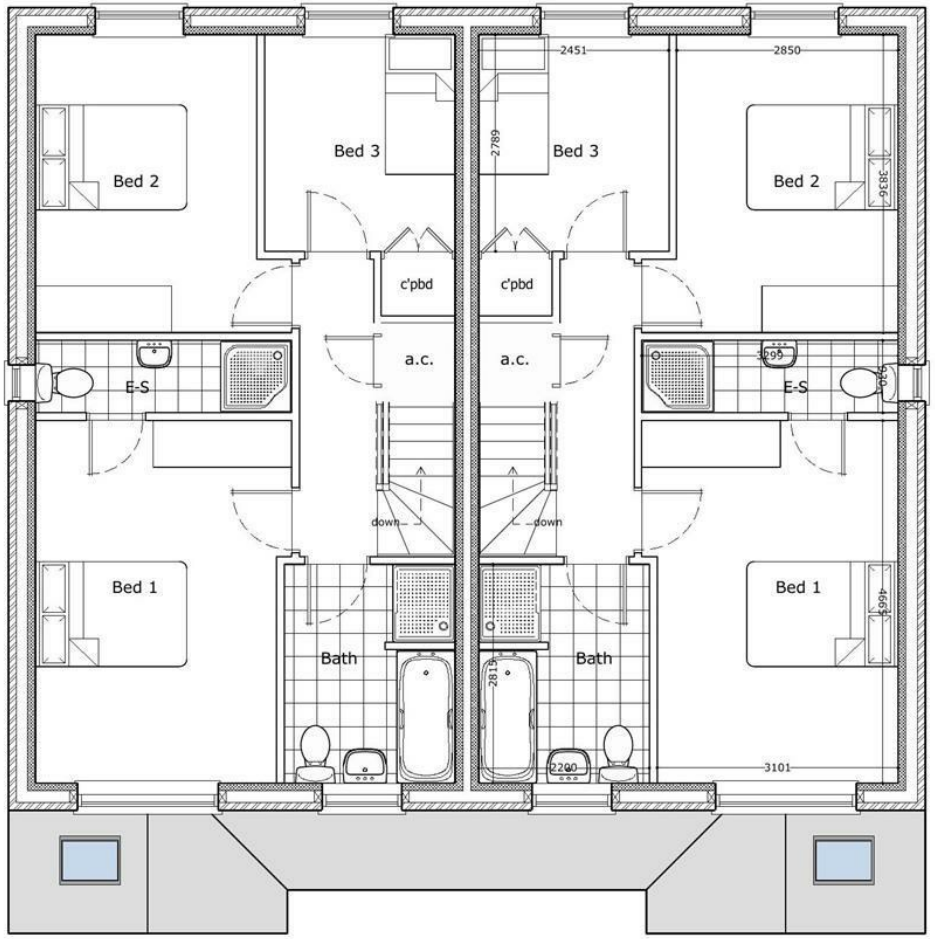




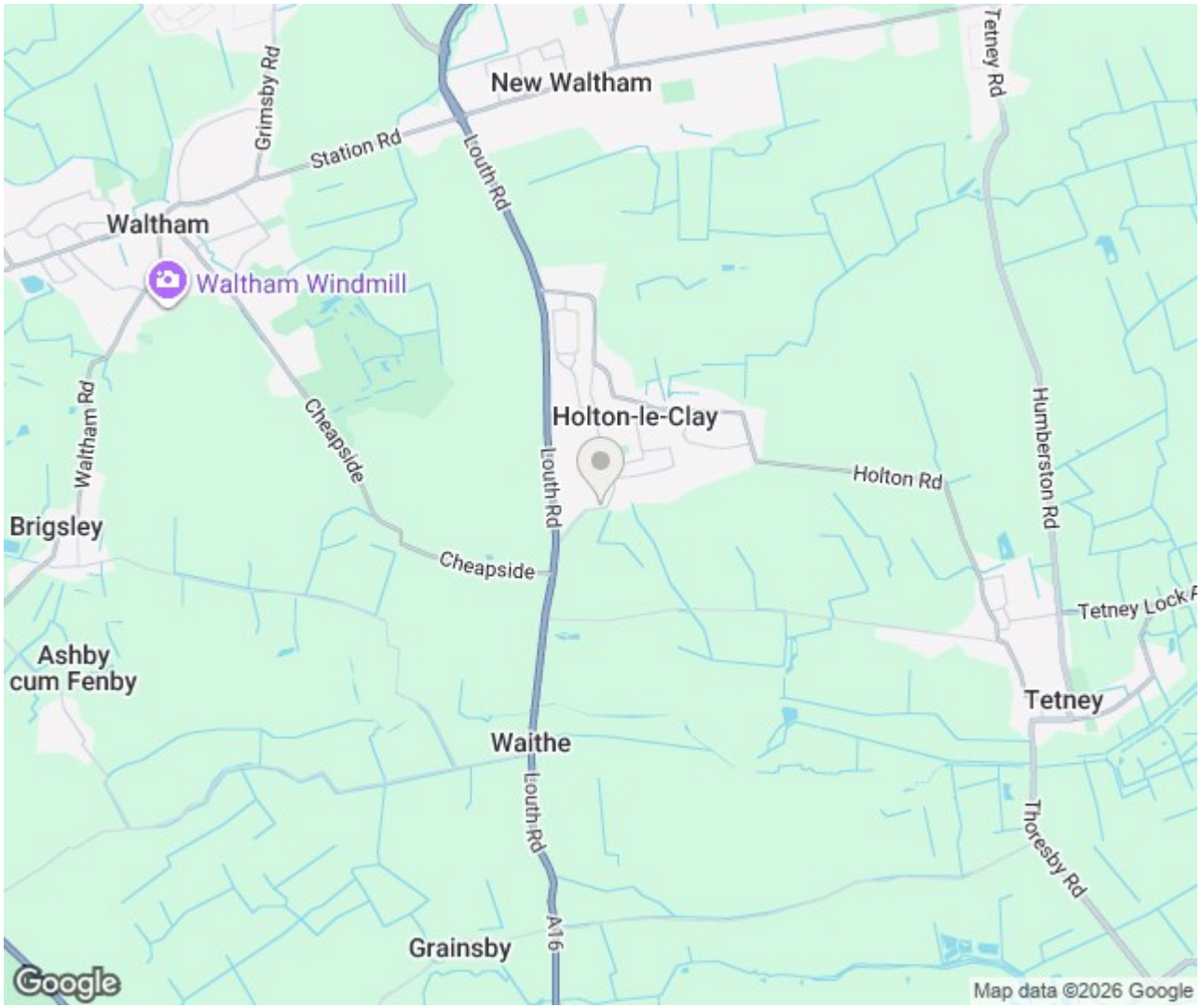


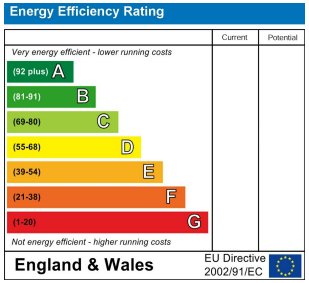
Proposed Ground Floor Plans

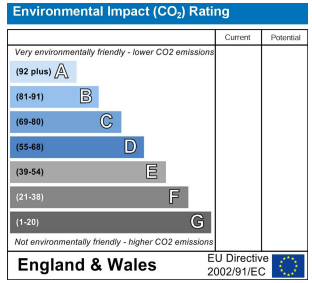
Gross Floor Area = 108m² or 1162ft²



Proposed First Floor Plans







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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.

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