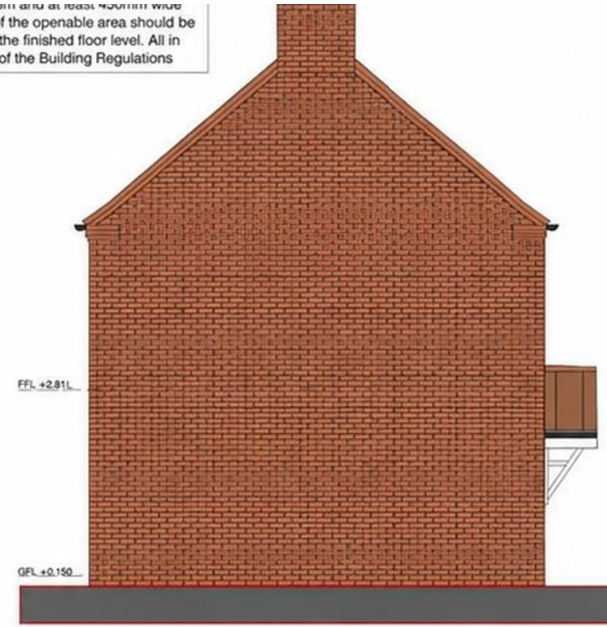




Proposed South - East Elevation
(Scale 1:50 @ A1)

Openable area that is least 650mm and at least 450mm wide OR 450mm high. The bottom of the openable area should be not more than 1100mm above the finished floor level. All in strict accordance with Part B1 of the Building Regulations

- Sandwich Neo Pantile
- PVC Windows
- Horizontal DPC full length of the sill
Bed on all windows
- Forterra Hampton Rural
Blend Brickwork
- 150mm Stepped Lead Flashing and Cavity
Trays and Weep Holes at Linvoel level
- All windows to have Keweenaw
windows to suit each & span
- Vertical DPC to be incorporated on all
windows at the window jambs (reveal up
the inside face of the cavity closer
lapping minimum 50 mm on the
insulation board in line with
manufacturer guidance



Proposed South - West Elevation
(Scale 1:50 @ A1)



PLOT 3 (15) CULLINGFORD WAY, LOUTH
ASKING PRICE £310,000

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.

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.

Specification

Jim Fairburn Ltd have advised that the property will include the following specifications:

- Electric car charging point
- Block paved driveway
- Solar panels
- Indian sand stone to patio and pathways
- Underfloor heating to the ground floor

Entrance Hall

Stairs to first floor and doors into lounge and kitchen.

Lounge

With uPVC double glazed windows to front and rear.

Kitchen Diner

With fitted wall, base and drawer units with worktop and breakfast bar to the side, ample dining space, uPVC double glazed window to the front and patio doors to the rear. Door into w.c.

Ground Floor W.C

With w.c, wash hand basin and uPVC double glazed window to the rear.

First Floor Landing

Access to all bedrooms and the bathroom.

Bedroom 1

With uPVC double glazed window to the front and doors into the en-suite and dressing room.

En-Suite

Fitted with a three piece suite comprising a shower cubicle, w.c and wash hand basin. uPVC double glazed window to the rear.

Bedroom 2

With uPVC double glazed window to the front.

Bedroom 3

With uPVC double glazed window to the side.

Bathroom

Fitted with a three piece suite consisting of a bath, wash hand basin and w.c. uPVC double glazed window to the front.

Double Garage & Parking

With electric roller door and personnel door to the side. There are two parking spaces to the front.

Services

Mains water, gas, drainage, electricity and solar panels 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

September 2026.

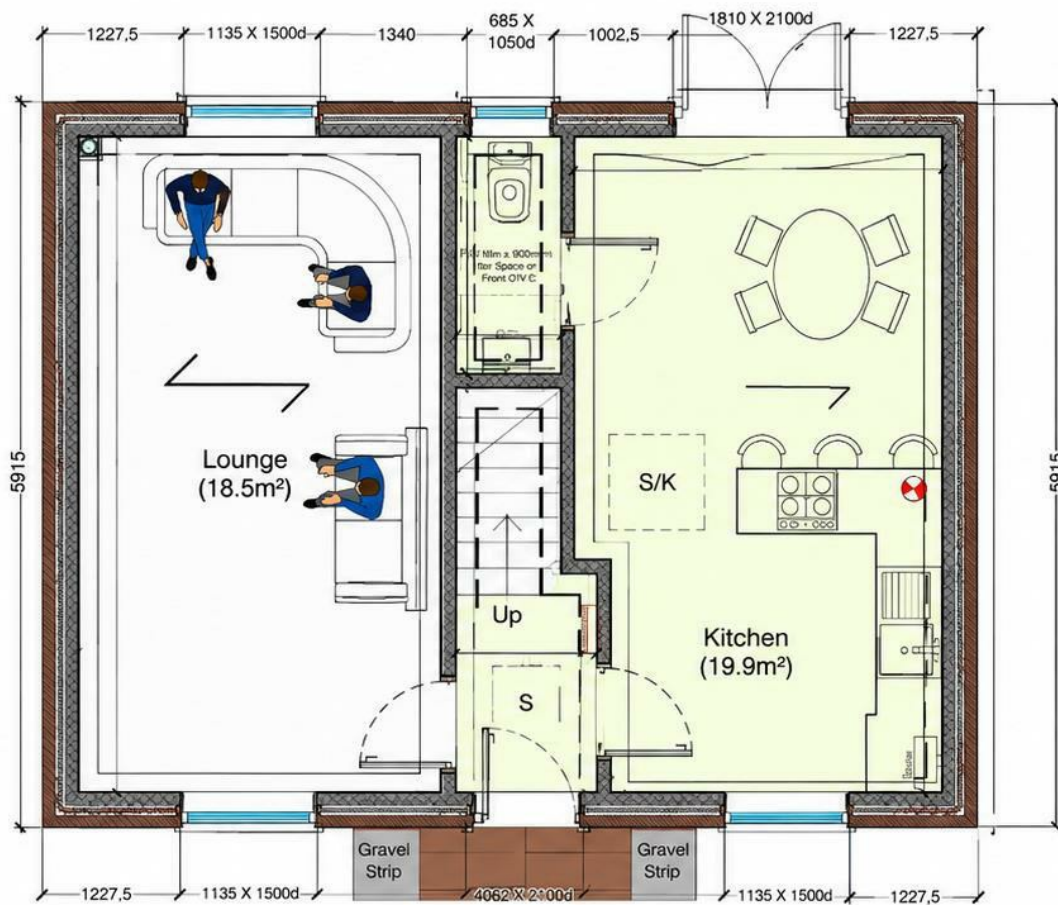
Opening Hours

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

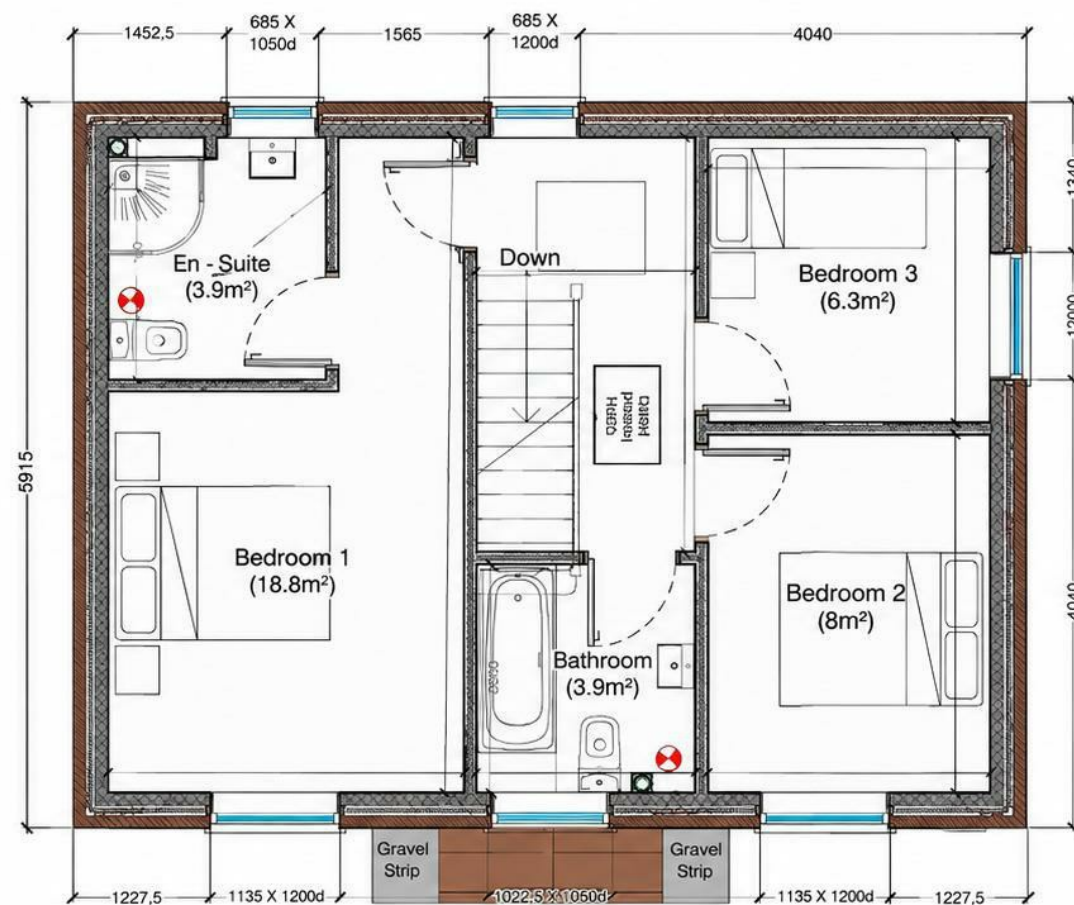
Saturday 9:00am to 1:00pm

Viewings

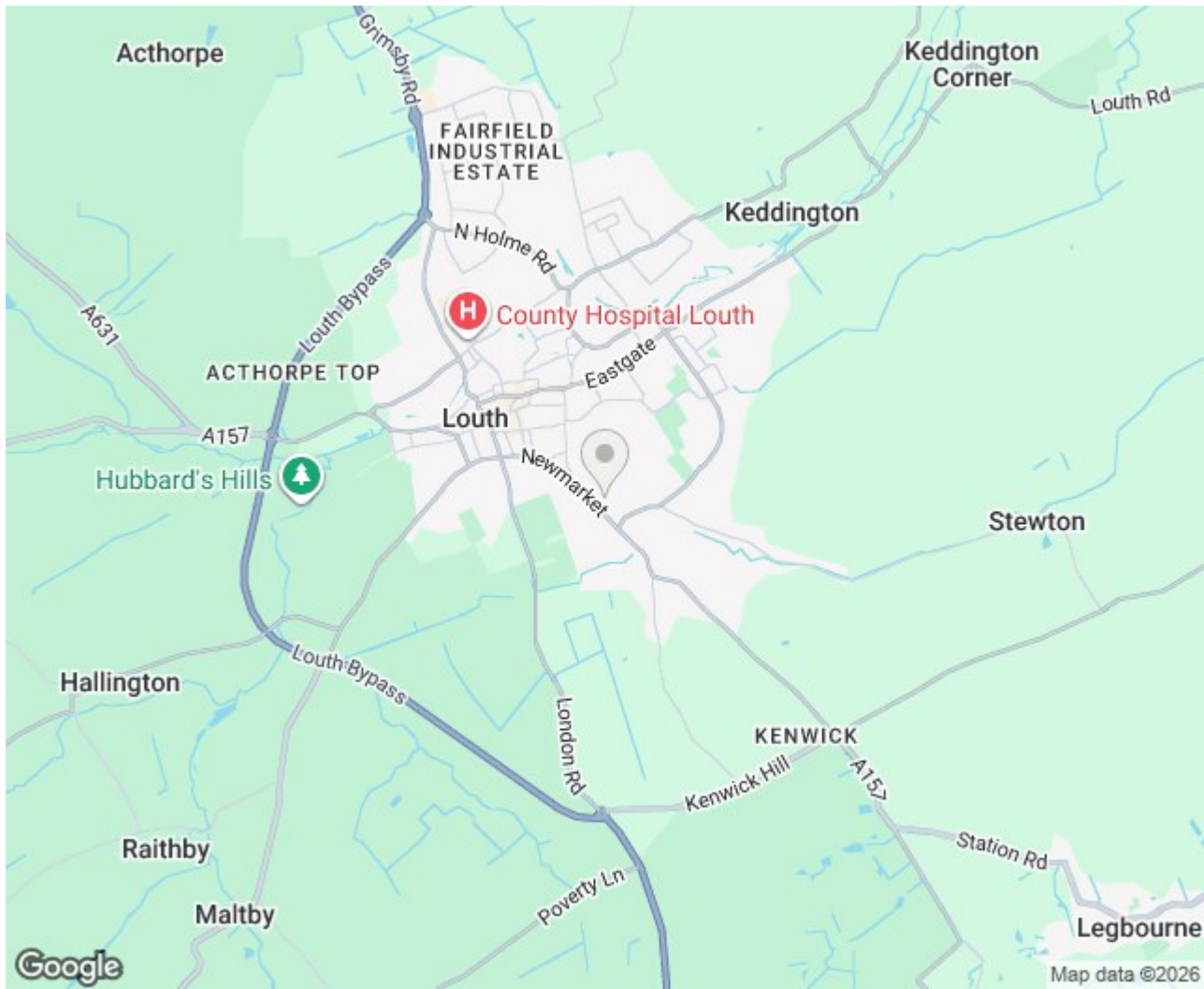
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk



Proposed Ground Floor Plan
(Scale 1:50 @ A1)



Proposed First Floor Plan
(Scale 1:50 @ A1)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
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.