



CHOICE PROPERTIES

Estate Agents

7 Roman Way,
Louth, LN11 9FJ

Price £775,000



Choice Properties are delighted to bring to market this most spacious detached home which offers the epitome of modern living. Crafted by well respected local builder Jim Fairburn Ltd just under 3 years ago this home has the benefit of a LABC New Homes Warranty

Boasting 4 generously sized bedrooms, including 2 en suites, 3 reception rooms and a beautiful conservatory this executive family home provides ample space for both comfortable living and entertaining.

The property features a double garage and an additional brick-built garage/workshop, perfect for car enthusiasts or those in need of extra storage space. The attractive gardens surrounding the house provide a peaceful retreat overlooking open views to the rear.

Located in a sought-after area, this home is conveniently situated near the centre of Louth, offering easy access to amenities and a vibrant community. Don't miss the opportunity to make this exquisite house your home.

This well presented modern property benefits from gas central heating and uPVC double glazing. Internally, the spacious property comprises:

Entrance Hall

12'11" x 10'0"

with oak entrance door and stairway to galleried landing.

Kitchen

22'6" x 19'2"

Fitted with wall and base units with granite work surfaces over. Double undermount ceramic sink with drainer and mixer tap. AGA cooker with tiled splashback. AGA American style fridge-freezer.

Lounge

22'6" x 13'0"

Currently used as a Dining Room by the current owner.

Sun Room

19'9" x 13'6"

Large UVPC windows to rear aspect. French doors leading to conservatory. French doors leading to outside cooking area. Thermostat.

Conservatory

13' x 13'0"

UVPC french doors leading to garden.

Study

18'4" x 8'7"

French doors leading to patio area. Door to :-

Ground Floor Cloakroom

4'8" x 3'5"

with corner sink with mixer tap set in vanity unit. Push flush w.c.

Utility Room

14'1" x 19'2"

Fitted with wall and base units with work surfaces over. Ceramic 1 bowl Belfast sink with drainer and mixer tap. Plumbing for washing machine. Door to :-

Pantry

6'9" x 4'7"

Fitted with 3 tiers of shelving.

Shower Room

4'9" x 9'1"

3 piece suite including sink with mixer tap set on vanity unit with work surface over, push flush w.c., and walk in shower. Electric shaver point.

Galleried Landing

12'11" x 13'6"

Beautiful galleried landing.

Bedroom 1

19'9" x 13'6"

Large window to rear aspect with french doors leading to a juliet balcony. Four fitted wardrobes, each with double doors. Door to :-

En-suite Bathroom

6'5" x 13'0"

With part tiled walls. 4 piece suite with dual basin sink set in vanity unit, push flush w.c., bath with shower attachment, and bidet. 3 part mirror with storage behind. Electric shaver point.

Bedroom 2

14'5" x 5'6"

With four fitted wardrobes, each with double doors.

En-suite

8'3" x 5'7"

Three piece suite with walk in shower, sink basin with mixer tap set in vanity unit, and push flush w.c. Ring light mirror with integral electric shaver point.

Bedroom 3

11'1" x 13'0"

With four fitted wardrobes, each with double doors.

Bedroom 4

14'1" x 13'0"

With four fitted wardrobes, each with double doors.

Bathroom

7'2" x 11'3"

Three piece suite consisting bath with shower over, sink basin with mixer tap set in vanity unit, and push flush w.c. Ring light mirror with integral electric shaver point.

Outdoor Cooking/Entertaining Area

13" x 13"

Covered patio area ideal for outdoor summer cooking.

Driveway

Large paved driveway with ample space for multiple vehicles.

Garage

18'3" x 19'2"

Double garage with electric roller door with ample space to park a vehicle fitted with electric and lighting

Garden

To the front of the property is a spacious block paved driveway providing ample space for parking. To the rear is a good sized lawn garden featuring flower beds and overlooking open views of some of Lincolnshire's finest countryside. With paved patio and covered entertaining/sitting areas this is truly a delightful garden.

Tenure

Freehold.

Council tax band

Tedder Hall,

Manby Park,

Louth.

LN11 8UP

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - F

Viewing arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





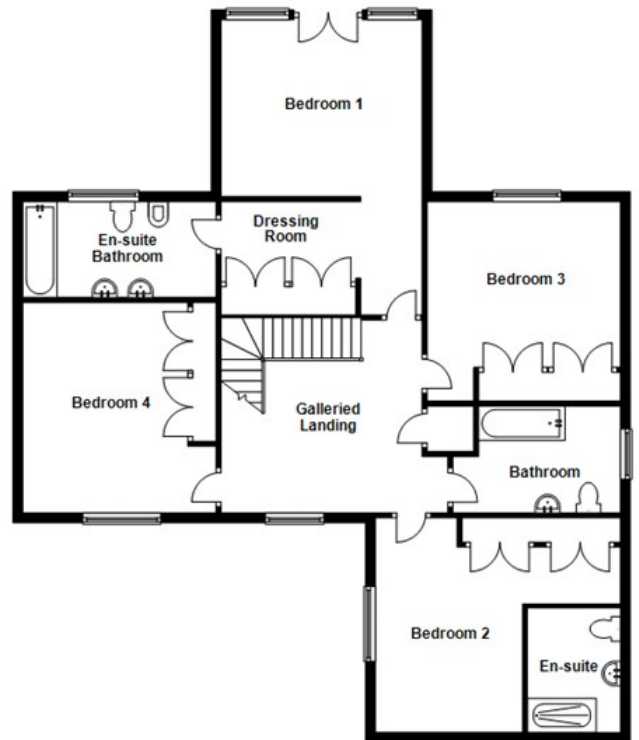




Ground Floor



First Floor



Directions

From St. James Church (Louth) head south along Upgate for half a kilometre, then take a right down Meridian view, then take your second left down Bluestone Rise. Follow this road for 300 meters and you will reach Roman way. Turn right and the property can be found immediately on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

