

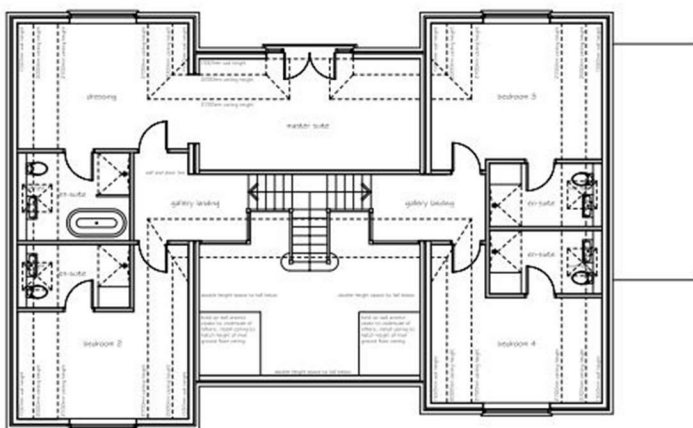
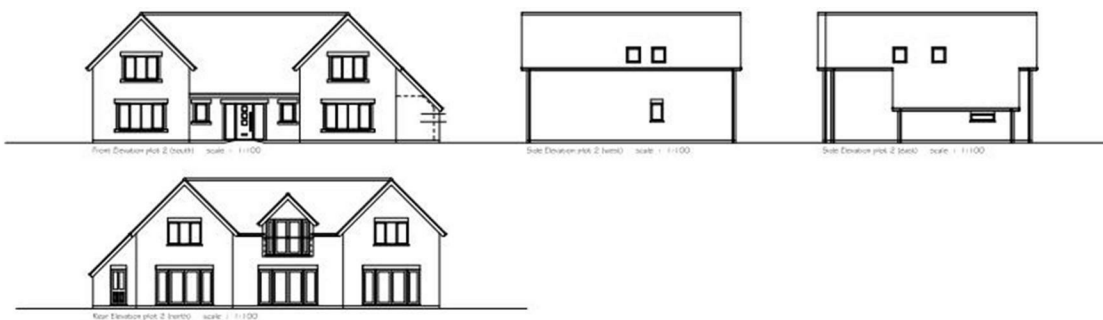


# CHOICE PROPERTIES

## *Estate Agents*

### Plot 2, The Grove Off Ramsgate Road, Louth, LN11 0NH

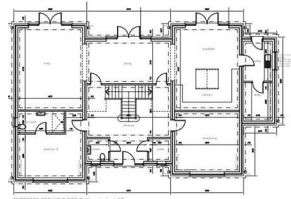
### Price £795,000



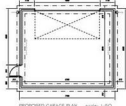
Choice Properties offer a unique opportunity to purchase off plan this most exceptional, bespoke five bedroom detached home. With capacious open plan kitchen, dining/entertaining space, living room together with private study and ground floor bedroom with en suite. This stunning residence features a grand staircase with galleried landing leading to four further bedrooms, the master benefitting from a dressing room and en suite and the final three bedrooms all offering stylish en suites. With large double garage and ample parking space this individual home is located in an idyllic, secluded position within easy reach of the centre of the thriving,, Georgian market town of Louth. For further information please contact our Louth branch.



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. 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.



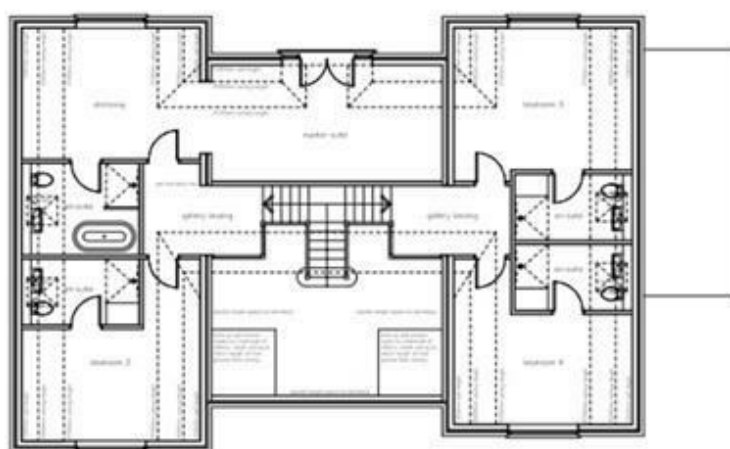
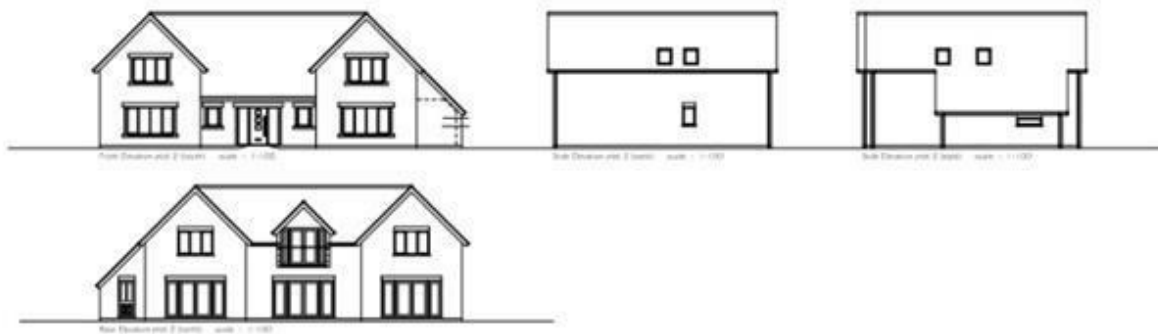
PROPOSED GROUND FLOOR PLAN Scale: 1:50  
Page 2



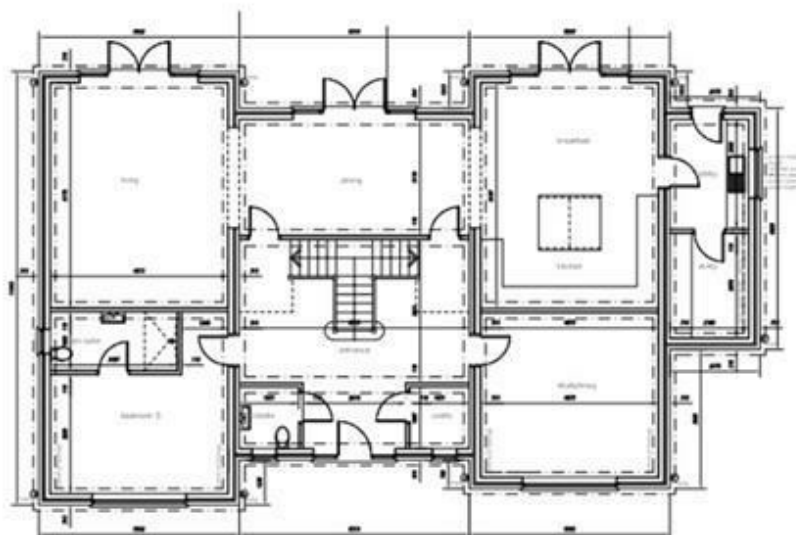
PROPOSED GARAGE PLAN Scale: 1:50  
Page 2

1. Project Name	2. Project Address
3. Project Description	4. Project Location
5. Project Status	6. Project Date
7. Project Owner	8. Project Manager
9. Project Engineer	10. Project Architect
11. Project Designer	12. Project Contractor
13. Project Consultant	14. Project Inspector
15. Project Surveyor	16. Project Planner
17. Project Analyst	18. Project Coordinator
19. Project Administrator	20. Project Support

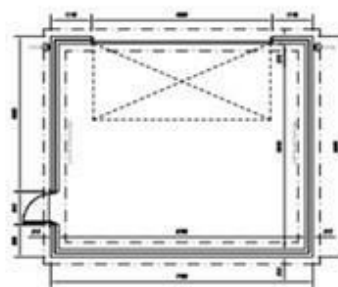




PROPOSED FIRST FLOOR PLAN, scale: 1:50  
Plot 2.



PROPOSED GROUND FLOOR PLAN, scale: 1:50  
Plot 2.



PROPOSED GARAGE PLAN, scale: 1:50  
Plot 2.

LABC Winner 2013 Award

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# Directions

From our Louth office head East along Eastgate until you reach the mini roundabout. Head straight on at the first mini roundabout then turn left at the second one immediately after onto Ramsgate. Continue until the next mini roundabout and turn right onto Ramsgate Road. Continue for 300m and you will find The Grove on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

