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• £50,000 Allowance for



12 Roman Way, Louth, LN11 9XZ

Asking Price £650,000

TES Property is delighted to bring to the market this exclusive Jim Fairburn Ltd new build property as part of the Highfields development in Louth, Lincolnshire. The property is ideally nestled in the popular west side of town close to all local amenities.

The property comprises an Entrance Hallway, Cloakroom, WC, Living Room, Dining Kitchen, Sun Room, and Utility to the ground floor with Main Bedroom with ensuite and dressing room, a further 3 Double Bedrooms, 1 with ensuite and dressing room and a family bathroom to the first floor and stands on a generous plot with an enclosed rear garden, front driveway and double garage.

Plot 12, Highfields, Louth

We are delighted to offer for sale a detached house on the exclusive 'Highfields' development by Jim Fairburn Ltd nestled within the west side of the popular market town of Louth.

The property comprises an Entrance Hallway, Cloakroom, WC, Living Room, Dining Kitchen, Sun Room, and Utility to the ground floor with Main Bedroom with ensuite and dressing room, a further 3 Double Bedrooms, 1 with ensuite and dressing room and a family bathroom to the first floor.

The property stands on a generous plot with an enclosed rear garden, front driveway leading to double garage.

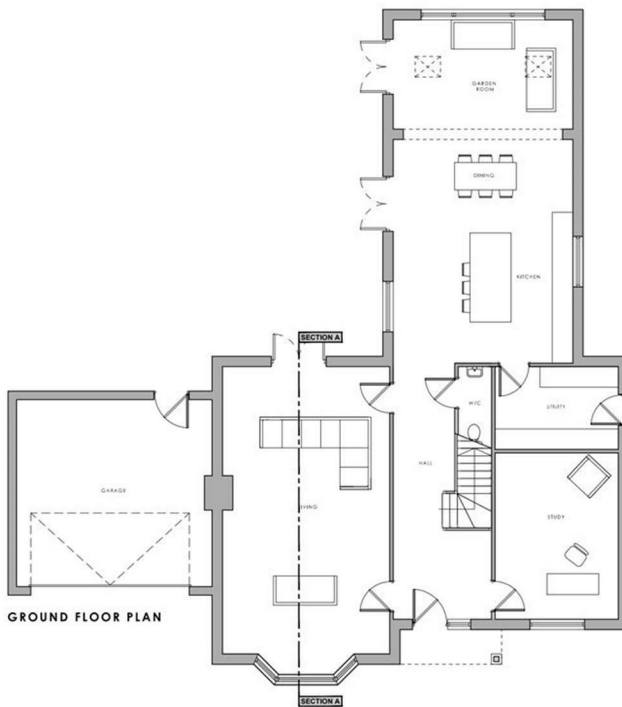
SITUATION

Located within the west side of the popular market town of Louth, this exclusive development is accessed off Meridian View and is within close proximity to the town centre and all of its amenities.

PROPOSED DWELLING

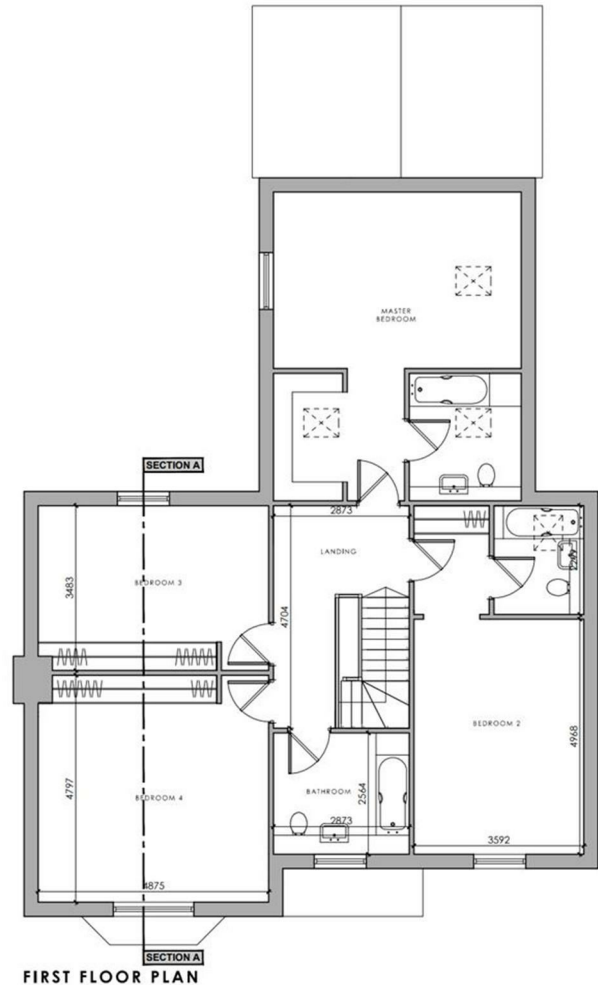
The proposed dwelling will be a four bedroom detached house with a triple garage on a generously sized plot.

GROUND FLOOR



The ground floor will briefly comprise an Entrance Hallway, Cloakroom, WC, Living Room, Dining Kitchen, Garden Room, Utility and Study

FIRST FLOOR



The first floor will briefly comprise Main Bedroom with ensuite and dressing room, a further 3 Double Bedrooms, 1 with ensuite and dressing room and a family bathroom

DOUBLE GARAGE

With electric doors and pedestrian access door.

LOUTH TOWN

Louth is a popular market town situated on the edge of the Lincolnshire Wolds in an Area of Outstanding Natural Beauty. The town itself boasts a variety of independent stores such as fruit and vegetable store, boutiques, delis, jewellers and many more. There are many primary and secondary schools including King Edward VI Grammar School. Additionally, there is a hospital, several doctors surgeries, supermarkets and leisure facilities.

WESTGATE FIELDS

Located on the west side of town are Westgate Fields, beautiful parkland perfect for dog walking. Beyond is Hubbards Hills with pleasant streams and is great for families.

Specification

Jim Fairburn Ltd have advised us of the following specification for the Highfields Development which is

under a 10 year warranty:

Internally:

- Composite front doors, uPVC double glazed windows throughout
- Oak staircases
- Intruder Alarm systems
- £50,000 allowance for Kitchen, bathrooms and tiling (subject to discussions with the developer)
- Ground floor underfloor heating system

Externally:

- block paved driveway
- Paths and patio areas in Indian Sandstone
- Saxon multi bricks and red clay pantiles

Tenure

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

Services

Mains electricity, gas, drainage water and BT are understood to be connected. Central heating by a gas fired combi boiler. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

Viewings

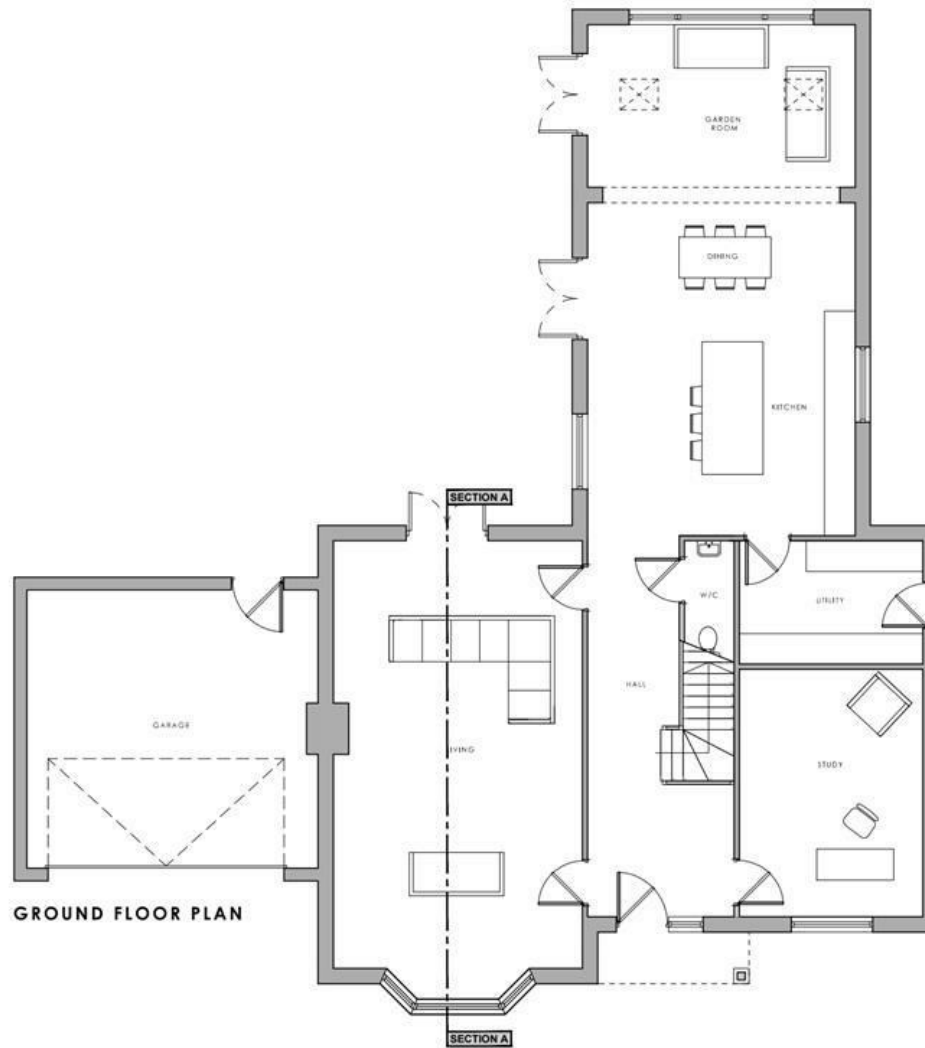
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

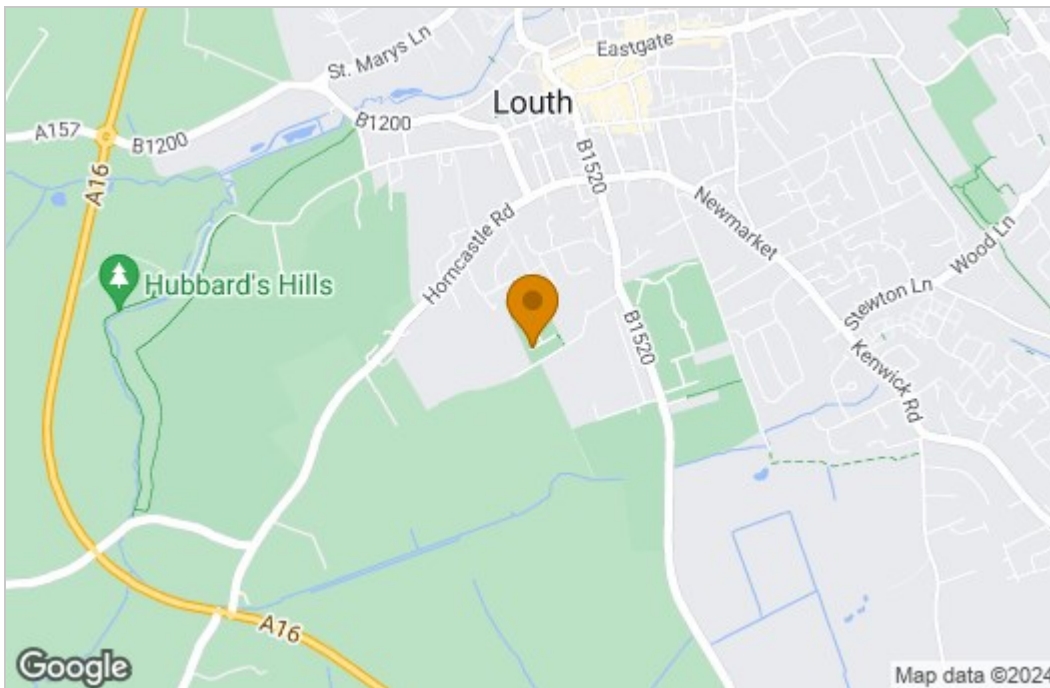
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

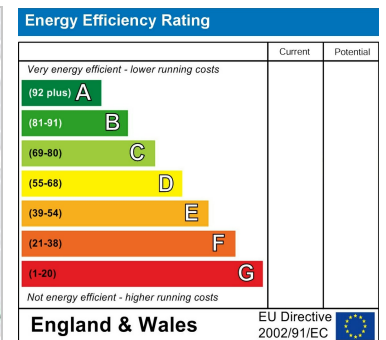
Floor Plan



Area Map



Energy Efficiency Graph



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.