



STEWTON LANE, LOUTH
ASKING PRICE £650,000

It is a pleasure for TES Property to offer for sale this exclusive new build property currently in the final stages of construction, located on the popular Stewton Lane, Louth, and within close proximity to the town centre and all of its amenities. The property has been designed to a modern high specification throughout, with buyers being able to choose their preferred kitchen and bathrooms and further benefitting from:

- Underfloor heating to both the ground and first floor
 - Energy efficient Daikin air source heat pump
- Electrically operated velux windows with electric blinds
 - Fully tiled bathroom walls and floors
 - Best quality porcelain tiles to the ground floor
 - Oak doors throughout
- Super-fast broadband connected in every room
 - Fully wired for an alarm system

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.

Proposed Dwelling

The dwelling currently under construction will be an executive four bedroom detached property with double garage with first floor games room on a generously sized plot and benefitting from a high specification throughout.

Entrance Hall

9'8" x 11'1"

With staircase leading to the first floor and doors into the kitchen diner and lounge.

Lounge

12'8" x 12'5"

With door into the kitchen diner and uPVC double glazed window to the front.

Open Plan Kitchen Diner

35'7" x 10'9"

Fitted with a range of quality bespoke painted kitchen units of customers choosing with fitted appliances. There are two sets of uPVC patio doors leading out to the rear garden, uPVC double glazed window to the rear and a door into the utility.

Utility

12'5" x 6'1"

Fitted with a range of quality bespoke painted units of the customers choosing. There is a door into the rear porch.

Rear Porch

6'2" x 7'4"

With external door leading outside and doors into the W.C and office.

W.C

3'2" x 6'2"

With uPVC double glazed window to the rear and sliding pocket door.

Office

9'10" x 8'9"

With uPVC double glazed window to the front and rear.

First Floor Landing

With doors into all bedrooms and the bathroom. Two electric velux windows.

Bedroom One

8'7" x 8'9"

Sliding pocket door leading into the en-suite, uPVC double glazed window to the rear and side.

En-suite

11'3" x 6'3"

With uPVC double glazed window to the front and sliding pocket door.

Bedroom Two

9'3" x 10'7"

With uPVC double glazed window to the rear and sliding pocket door into the en-suite.

En-suite

6'11" x 6'1"

With sliding pocket door.

Bedroom Three

8'9" x 11'8" (max)

With uPVC double glazed window to the rear.

Bedroom Four

12'6" x 7'6" (max)

With uPVC double glazed window to the front.

Bathroom

8'3" x 6'8"

With uPVC double glazed window to the side.

Garage

To the side of the property will be a double garage with two electric roller doors and a games room to the first floor with separate access from the gardens.

Outside

Externally the rear garden will be fully enclosed with feather edging fencing and will feature a patio, landscaping and lawns in keeping with the style of the property with a block paved driveway to the front.

Kitchen & Bathroom Specification

Any potential purchaser has the option to discuss and influence the final specification of the kitchen and bathroom with the owner prior to completion.

Property Specification

- Underfloor heating to both the ground and first floor.
- Energy efficient Daikin air source heat pump
- Electrically operated velux windows with electric blinds
- Fully tiled bathroom walls and floors
- Best quality porcelain tiles to the ground floor
- Oak doors throughout
- Super fast broadband connected in every room
- Fully wired for an alarm system

Tenure

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

Services

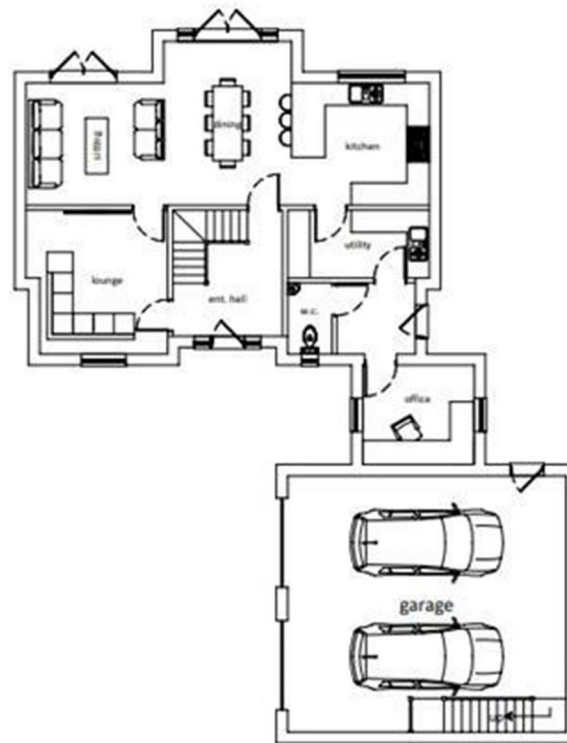
Some mains services are believed to be connected including underfloor heating to both the ground and the first floor via air source heat pump. The agents have not tested or inspected any of these services or service installations and purchasers should rely on their own survey.

Viewings

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

Opening Hours

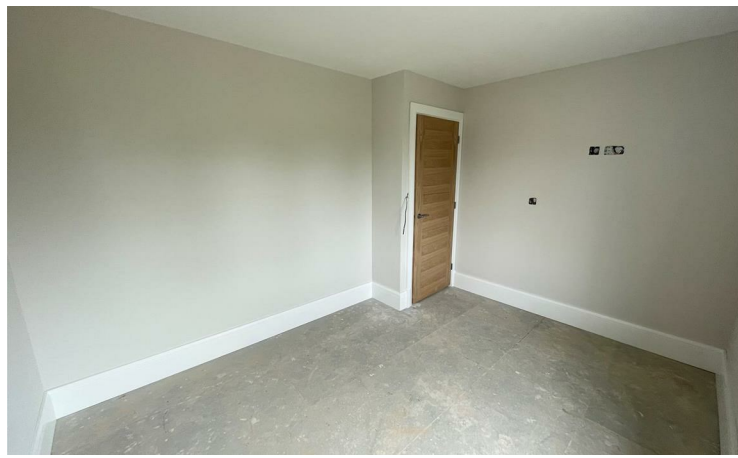
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

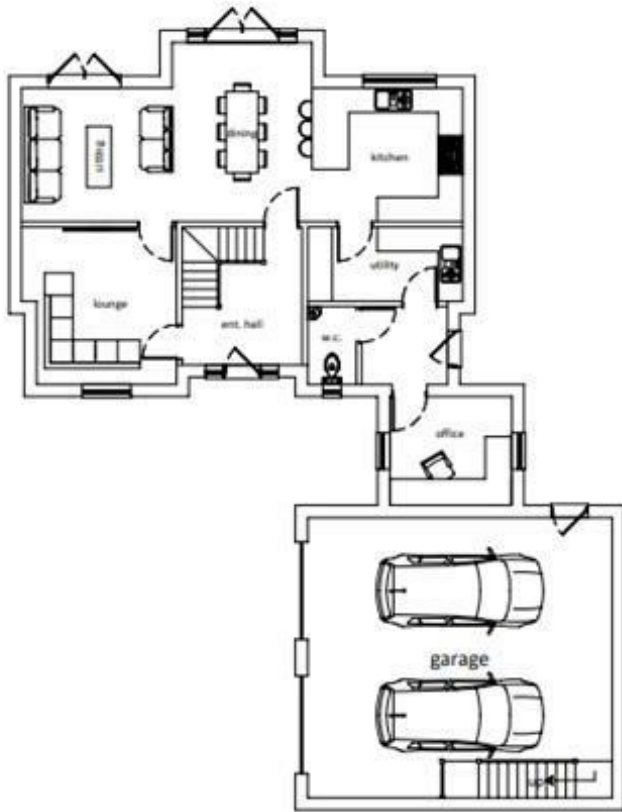


GROUND FLOOR



FIRST FLOOR





GROUND FLOOR



FIRST FLOOR

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 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	



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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