

Plot 1 Stewton Lane, Louth, LN11 8SB

Asking Price £625,000

TES Property is delighted to bring to the market this executive new build property currently under 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 and will provide spacious accommodation throughout.

SITUATION

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

LOCATION

The property is located on Stewton Lane, Louth close to all local amenities including schools, shops and leisure facilities.

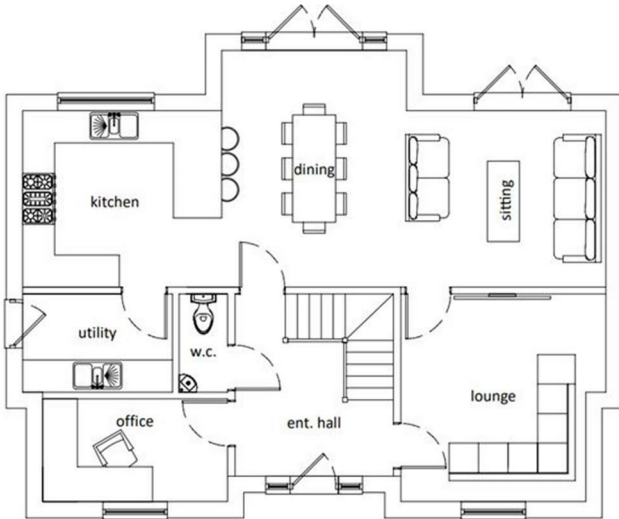
PROPOSED DWELLING

The dwelling currently under construction will be an executive four bedroom detached property with single garage and garden room on a generously sized plot.

KITCHEN & BATHROOM SPECIFICATION

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

GROUND FLOOR



GROUND FLOOR

The ground floor will briefly comprise entrance hallway, lounge, office, wc, utility and large open plan living, dining and kitchen.

LOUNGE 12'8" x 12'5" (3.87m x 3.81m)

ENTRANCE HALLWAY 9'8" x 11'1" (2.95m x 3.39m)

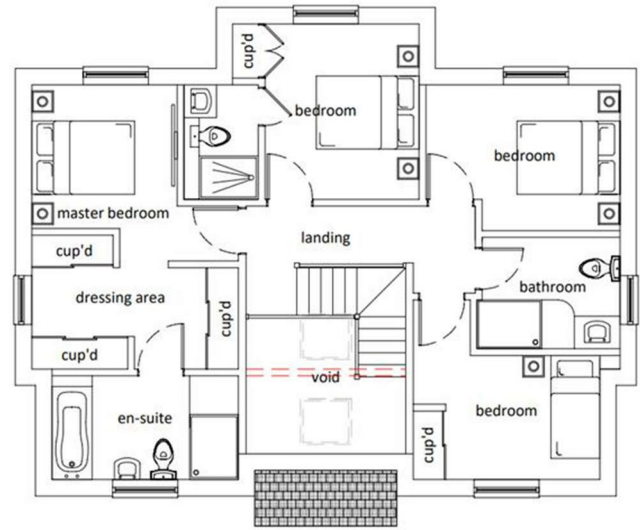
KITCHEN DINER 35'7" x 10'9" (10.86m x 3.3m)

WC 2'11" x 6'0" (0.9m x 1.83m)

UTILITY 9'1" x 6'0" (2.79m x 1.83m)

OFFICE 11'3" x 6'3" (3.45m x 1.91m)

FIRST FLOOR



FIRST FLOOR

The first floor will briefly comprise a master suite consisting dressing room and ensuite bathroom and a second bedroom with ensuite, third and fourth bedroom and family bathroom.

BEDROOM 1 8'7" x 8'9" (2.63m x 2.68m)

DRESSING ROOM 8'0" x 12'5" (2.46m x 3.81m)

EN SUITE 11'3" x 6'3" (3.44m x 1.91m)

BEDROOM 2 9'3" x 10'7" (2.84m x 3.24m)

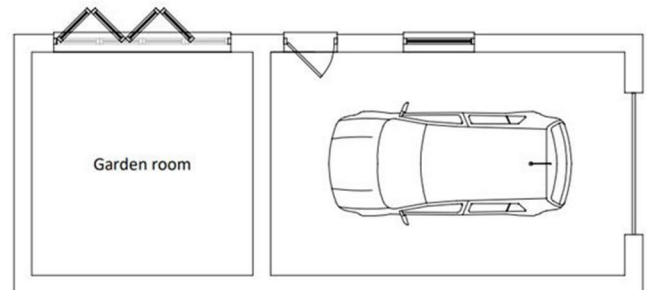
EN SUITE 6'11" x 6'1" (2.11m x 1.87m)

BEDROOM 3 8'9" x 11'8" (max) (2.687m x 3.58m (max))

BEDROOM 4 12'6" x 7'6" (max) (3.82m x 2.29m (max))

BATHROOM 8'3" x 6'8" (2.54m x 2.05m)

GARAGE



GROUND FLOOR

To the side of the property will be a single garage with a garden room with separate access from the gardens.

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 ground and first floor. The agents have not tested or inspected any of these services or service installations and purchasers should rely on their own survey.

Brochure Prepared

June 2023

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

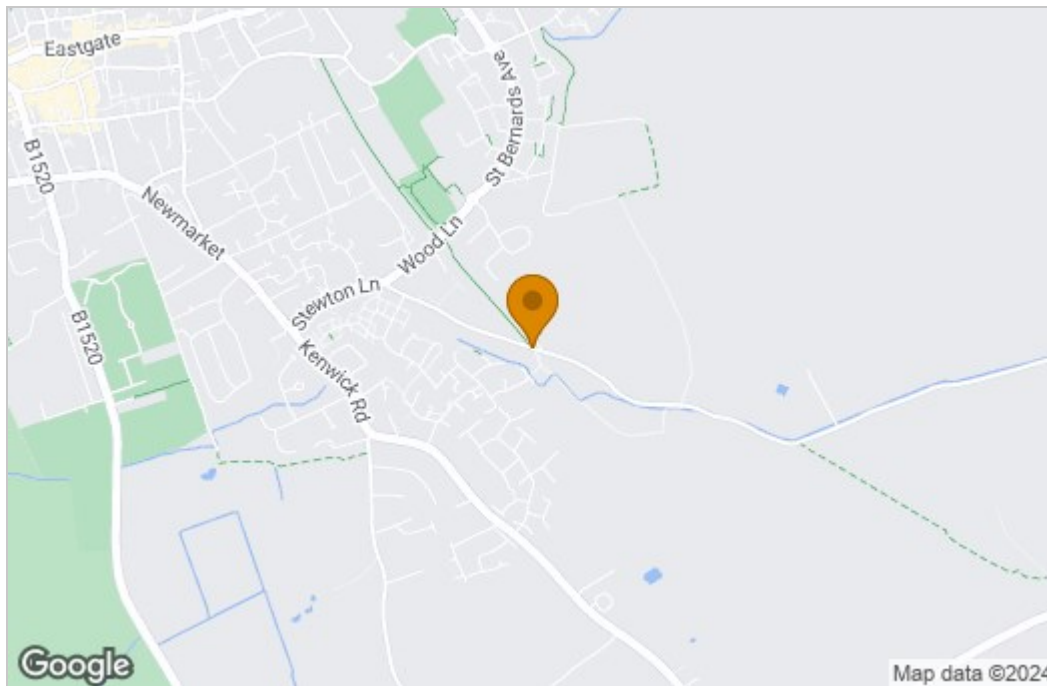


GROUND FLOOR



FIRST FLOOR

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.