



**PLOT 2, MONKS DYKE ROAD DEVELOPMENT, LOUTH**  
**ASKING PRICE £320,000**



It is a pleasure for TES Property to offer for sale Plot 2, a luxury semi-detached bungalow located on the Monks Dyke Road Development built by the well known C & L Fairburn Properties.

This exclusive development offers a variety of semi-detached, mid terrace and end terrace properties, all tastefully designed throughout.

Plot 2 has a total floor area of 879ft<sup>2</sup> & briefly comprises an entrance hallway, an open plan kitchen, diner and living room, three bedrooms, an en-suite to the master, along with an additional bathroom. Externally the property benefits from front and rear gardens, a driveway and garage (170ft<sup>2</sup>)

Viewing is highly recommended!



### **Location**

Located within the historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty, has a wealth of local services and amenities to offer and there is also easy access to the Coast.

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. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, weekly markets and the New Market Indoor Hall all offering outstanding local produce.

This new development is conveniently located close to local shops, schools and amenities and just a short drive or a walk into the town centre.

### **Proposed Dwelling**

This three bedroom semi detached bungalow briefly comprises an entrance hallway with a useful storage cupboard, open plan dining kitchen and living area with patio doors off into rear garden and velux windows above, spacious master bedroom with en-suite shower room, a further two bedrooms and family bathroom.

Externally, the property benefits from a spacious driveway which provides off road parking for multiple vehicles and leads down to the garage which has an electric up and over door, power and lighting.

### **About the Developer**

C & L Fairburn Properties Ltd are a family run development company who have over 14 years experience creating luxury dream homes in Lincolnshire!

C & L Fairburn ensure that each and every property is designed in a way that will meet all of your needs to create your perfect dream home! With spacious floorplans and attention to detail inside and out, these exclusive homes offer an unmatched level of comfort and style.

Whether you are a first time buyer wanting to buy your dream first home, wanting to relocate or a change in size, C & L Fairburn will have your back!

### **Property Specification**

- Kitchen allowance
- Bathroom allowance
- Flooring allowance
- Bathrooms (half tiled)
- Tiled kitchen, entrance & dining area
- Oak internal doors & double glazed to living room
- White spindle stairs
- 2 double sockets in all rooms plus TV points
- Boiler in loft with ladder & partly boarded
- Porcelain patio area
- Seeded front & rear gardens
- Outside tap
- Sorrento tumbled block paving driveway
- Front fence Lincolnshire rail & post with laurel hedge
- Sides gated to provide extra security
- Garage with electrics & electric Anthracite roller door
- Alarm system
- Underfloor heating throughout
- Built to the new building regulations
- EPC Band A with newly installed Fast Fibre Network & an aerial Booster
- Roof inset solar panels with 25 year warranty
- Electric car charger point with 25 year warranty

There are also further upgrade packages available allowing you to design your dream home!

### **Kitchen / Diner**

14'8" x 10'5"

### **Living Room**

13'10" x 13'1"

**Bedroom 1**

10'5" x 12'10"

**En-Suite**

10'5" x 3'4"

**Bedroom 2**

9'8" x 10'5"

**Bedroom 3**

9'8" x 7'8"

**Bathroom**

7'2" x 7'0"

**Garage**

Floor Area - 170ft<sup>2</sup>

**Services**

Mains water, drainage, electricity and gas are understood to be connected along with underfloor heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

**Tenure**

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

**Council Tax Band**

East Lindsey Council Tax Band: TBC

**Brochure Prepared**

February 2024.

**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



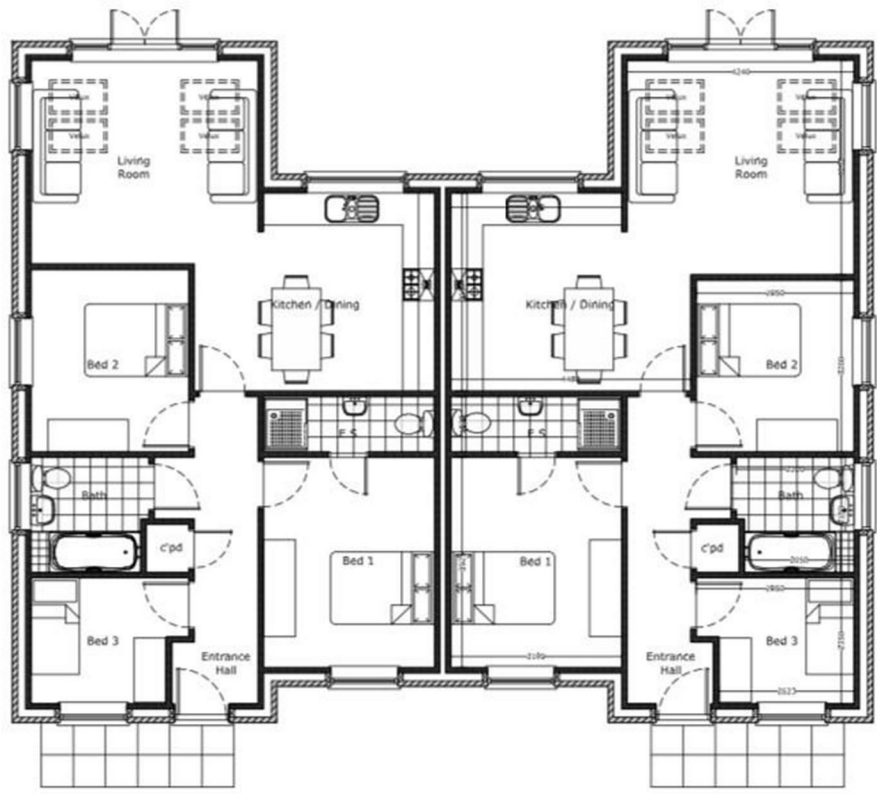


Approved Only. The contractor is responsible for taking and checking all dimensions and levels on site prior to commencement and reporting back any discrepancies to the client and the architectural firm/agent.

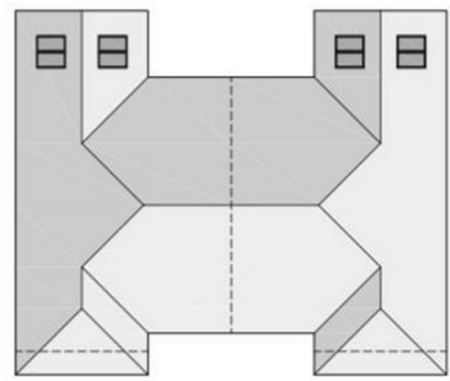
All materials specified on this drawing are to be used in strict accordance with manufacturers written instructions and current codes of practice. Variations to the specifications within these drawings or substantial omissions are at the contractor's own risk.

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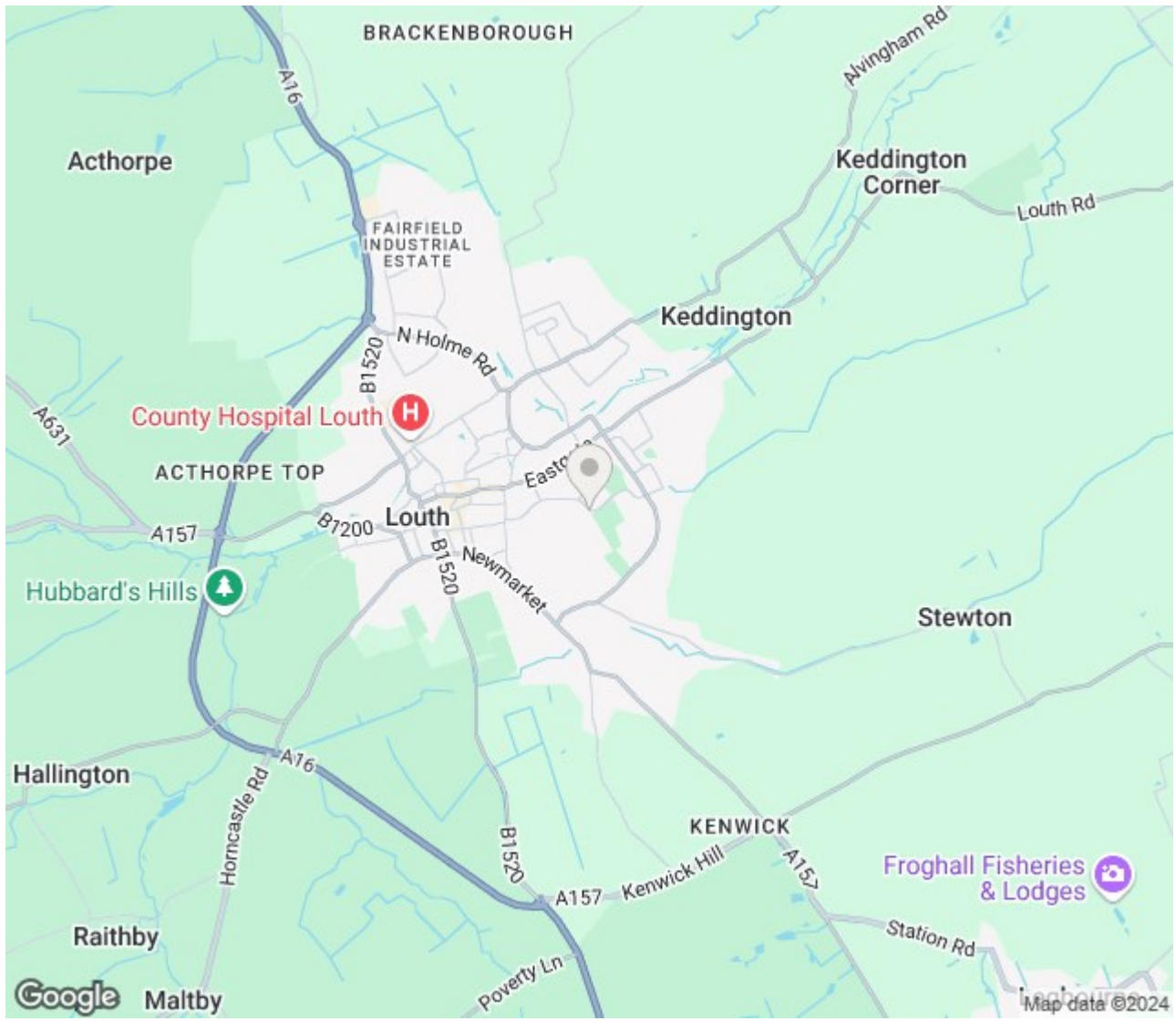
Proposed Floor Plans  
Gross Floor Area = 81.7m<sup>2</sup> or 879ft<sup>2</sup>



Proposed Roof Plan

Preliminary Drawing  
Subject to Planning &  
Building Control Approval

<b>DESIGNQube</b>	
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Tel: 01507 813275 • E-Mail: designqube@designqube.com	
Mr Chris Fairburn	Client
Land to West of Playing Fields, Monks Dyke Road, Louth	Site Address
Proposed Residential Development	Project Title
Proposed Floor & Roof Plans	Drawing
SAB	Drawn By
1 : 50 1 : 100	Scale
November 2022	Date
DQ-501 - MD TYPE 1 - 01 - Proposed Plans	Drawing Number
A1	Original Paper Size
-	Revisions



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