



**PLOT 32, MONKS DYKE ROAD DEVELOPMENT, LOUTH**  
**ASKING PRICE £219,995**



It is a pleasure for TES Property to offer for sale Plot 32 a luxury mid terrace house 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 32 has a total floor area of 786ft<sup>2</sup> & briefly comprises a kitchen diner, living room, downstairs W.C, two/ three bedrooms and bathroom. Externally the property benefits from front and rear gardens and driveway.

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.

### **School Catchment Area**

This property is in the catchment area for many primary schools, including St Michael's Church of England School, Louth Kidgate Primary Academy, North Cockerington Church of England Primary School and Grimoldby Primary School.

As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

### **Proposed Dwelling**

This two/three bedroom mid terrace house briefly comprises a living room with opening into the kitchen diner with patio doors off into rear garden and a useful downstairs W.C. The first floor comprises two bedrooms, a further bedroom/ study and family bathroom.

Externally, the property benefits from a driveway which provides off road parking.

### **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
- Bathrooms (half tiled)
- 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
- Alarm system
- Downstairs underfloor zoned heating & first floor radiators in all bedrooms
- 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!

### **Living Room**

12'4" x 11'9"

### **Kitchen Diner**

11'6" x 15'1"

**Bedroom 1**

11'6" x 12'0"

**Bedroom 2**

12'4" x 6'6"

**Bedroom 3/ Study**

8'9" x 8'2" (max)

**Bathroom**

7'7" x 7'2"

**Tenure**

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

**Services**

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

**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](mailto:admin.louth@tes-property.co.uk)

**Opening Hours**

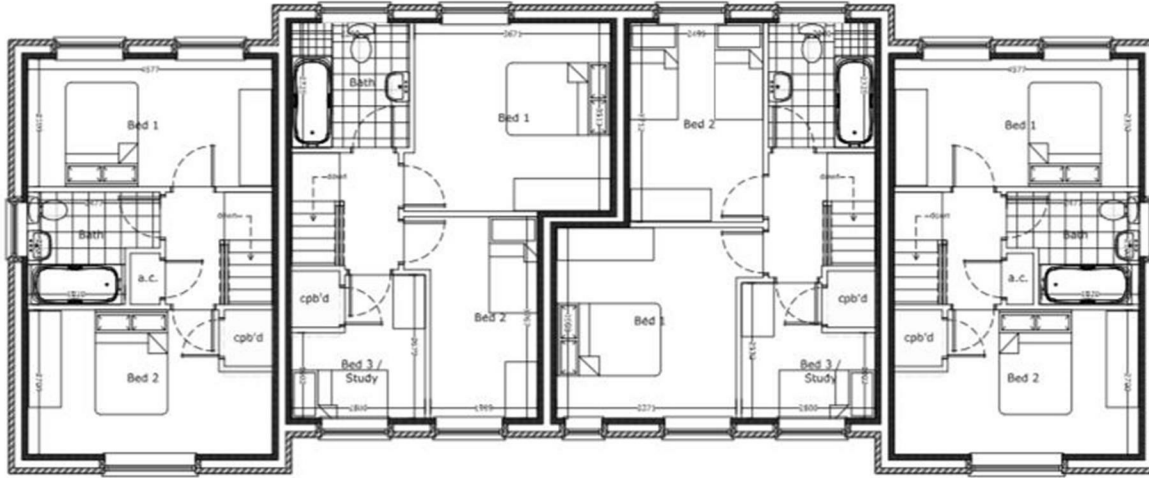
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

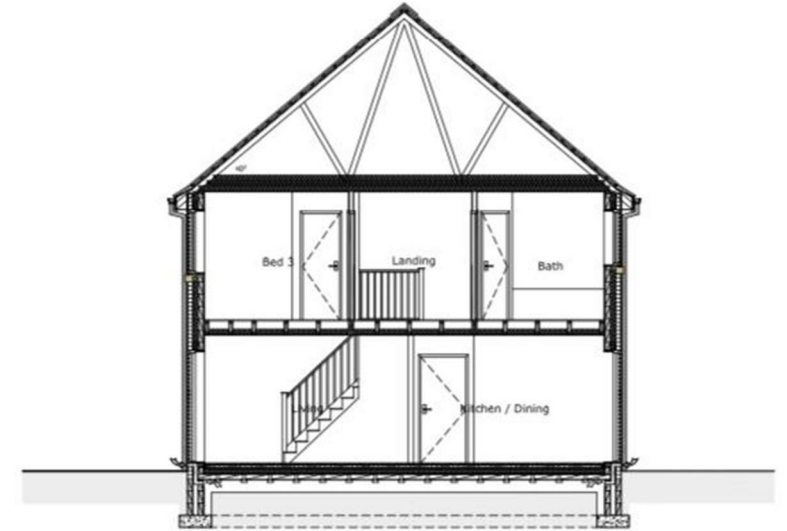




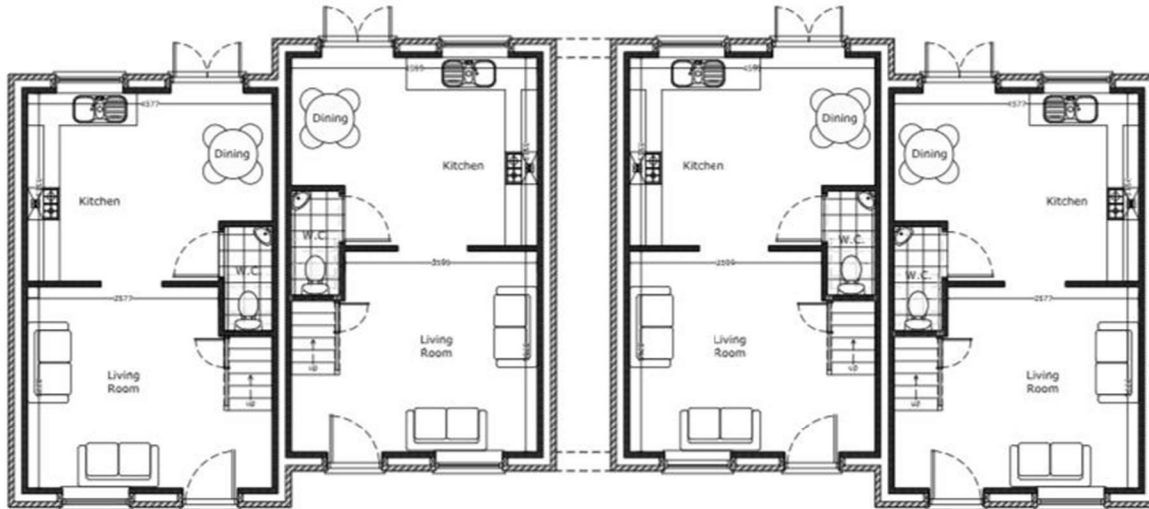
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Proposed First Floor Plans



Proposed Section Through



Proposed Ground Floor Plans

Unit 1 - Gross Floor Area = 68m<sup>2</sup> or 732ft<sup>2</sup>

Unit 2 - Gross Floor Area = 73m<sup>2</sup> or 786ft<sup>2</sup>

Unit 3 - Gross Floor Area = 73m<sup>2</sup> or 786ft<sup>2</sup>

Unit 4 - Gross Floor Area = 68m<sup>2</sup> or 732ft<sup>2</sup>



Proposed Roof Plan

**DESIGNQube**

By Steven Brown

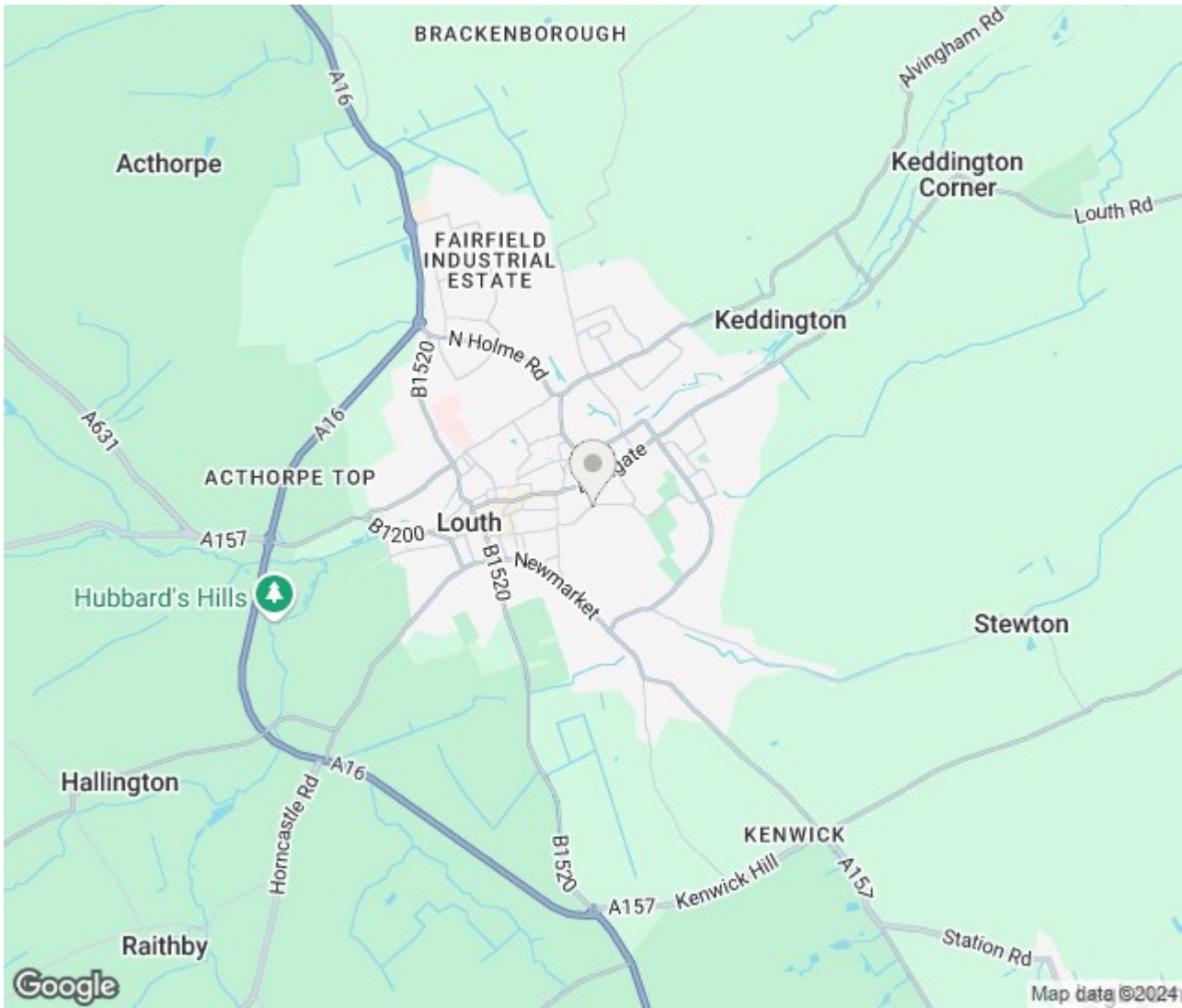
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Mr Chris Fairburn  
Land to West of Playing Fields, Monks Dyke Road, Louth  
Proposed Residential Development  
Proposed Plans & Section  
SAB  
1 : 50 1 : 100  
November 2022  
DQ-501 - MD TYPE 4 - 01 - Rev A - Proposed Plans & Section  
A1  
Rev A: 12/09/23: Regs Issue

Client  
Site Address  
Project Title  
Drawings  
Sheet No  
Date  
Drawn  
Checked  
Original Paper Size  
Revisions

Plots 23 - 26 & 31 - 34



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	



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.