



PLOT 25, MONKS DYKE ROAD DEVELOPMENT, LOUTH
ASKING PRICE £219,995



It is a pleasure for TES Property to offer for sale Plot 25, 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 25 has a total floor area of 786ft² & briefly comprises a downstairs w.c, kitchen diner, living room, two/ three bedrooms and bathroom. Externally the property benefits from a rear garden and two allocated parking spaces.

Viewing is highly recommended!

GIFTED 5% DEPOSIT ASSIST (AVAILABLE FOR A LIMITED TIME ONLY)

T&C's apply - offer for first time buyers & home movers only



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 two bedroom mid terrace briefly comprises a downstairs W.C, living room, kitchen diner with patio doors leading out to the rear garden, staircase leading to the first floor landing, two/ three bedrooms and a bathroom.

Externally, the property benefits from two allocated parking spaces to the front.

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!

Developers Deposit Assist Scheme

The developer is offering a 5% gifted deposit assist (available for a limited time only).

T&C's apply - offer for first time buyers & home movers only.

For further information please contact our office & we can put you in touch with the developer to discuss.

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!

Dining Kitchen

15'1" x 11'6"

Living Room

11'9" x 12'4"

Bedroom One

12'0" x 11'6"

Bedroom Two

6'6" x 12'4"

Bedroom Three/ Study

8'2" x 8'9"

Bathroom

7'7" x 7'2"

Services

Mains water, gas, drainage and electricity are understood to be connected. 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

April 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
Saturday 9:00am to 1:00pm



The drawing has been prepared for the purposes of obtaining Planning and/or Building Regulations approval only. The construction of any works may require the services of a professional engineer or other specialist.

An engineer qualified in this drawing has to the best of their knowledge and belief complied with the provisions and current codes of practice. The details of all specifications within this drawing or attached documents are the responsibility of the client.

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Preliminary Drawing
Subject to Planning & Building
Control Approval



Proposed First Floor Plans




Proposed Section Through



Proposed Ground Floor Plans

Unit 1 - Gross Floor Area = 580m² or 722m² Unit 2 - Gross Floor Area = 730m² or 766m² Unit 3 - Gross Floor Area = 730m² or 766m² Unit 4 - Gross Floor Area = 680m² or 722m²



Proposed Roof Plan

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Mr Chris Fairburn Date: / /
Land to West of Playing Fields, Monk's Dyke Road, Louth No. / /
Proposed Residential Development Page No. / /
Proposed Plans & Section Drawing
SAB Drawn By
1:150 1:150 Date:
November 2022 Issue:
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A1 Design Name File
Rev A: 13/09/23 - Regi Issue Drawn

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 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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