



PLOT 13, ROMAN WAY, LOUTH, LN11
ASKING PRICE £625,000



TES Property bring to the market this exclusive detached property built by the well known Jim Fairburn Ltd, as part of the Highfields development in Louth, Lincolnshire. The property is ideally nestled in the popular west side of town close to all local amenities.

The property comprises an entrance hallway, two bedrooms, lounge, sun room, dining kitchen, utility and bathroom to the ground floor. The first floor consists of two spacious double bedrooms, both with a en-suite and dressing room. Standing on a generous plot with front and rear gardens, driveway and garage.

With an allowance in place enabling you to choose your dream kitchen, bathrooms and tiling throughout! Book your viewing in now to reserve this impressive family home.



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.

Specification

Jim Fairburn Ltd have advised that the property will include the following specifications:

Internally:

- Composite front doors, uPVC double glazed windows throughout
- Oak staircases
- Intruder Alarm systems
- £50,000 allowance for Kitchen, bathrooms and tiling (subject to discussions with the developer)
- Ground floor underfloor heating system

Externally:

- Block paved driveway
- Paths and patio areas in Indian Sandstone
- Saxon multi bricks and red clay pantiles

Development

Located within the west side of the popular market town of Louth, this exclusive development is accessed off Meridian View, a popular residential area and is located within close proximity to the town centre and all of its amenities. This sought after development offers a range of exclusive properties, all built to a high specification throughout and include a 10 year warranty.

About the Developer

Jim Fairburn Ltd is a well known building and developer specialist in Louth, established for over 40 years providing quality properties throughout Louth.

A variety of popular developments in Louth such as Highfields, Cullingford Way and many more, all built to a high standard throughout and designed to accommodate all your wants and needs.

Hallway

Spacious hall providing access to the lounge, dining kitchen, both ground floor bedrooms, utility and side entrance. A staircase leads to the first floor landing.

Lounge

17'7" x 17'11"

With feature fireplace and uPVC double glazed window to the front and side.

Dining Kitchen

17'11" x 16'11"

With an allowance in place for you to choose a range of kitchen units. There is ample dining space and opening into the sun room.

Sun Room

14'4" x 13'6"

With uPVC double glazed window to the front and bi-folding door to the rear.

Bedroom 1

12'2" x 16'4"

With uPVC double glazed window to the front.

Bedroom 2

12'5" x 12'5"

With uPVC double glazed window to the side.

Bathroom

6'2" x 7'8"

Fitted with a three piece suite consisting of a bath, W.C and wash hand basin.

Side Entrance

9'5" x 8'6"

With uPVC double glazed window and door to the side.

Utility

8'10" x 8'6"

Fitted with a range of units and a uPVC double glazed window and door to the side.

Landing

With access to both first floor bedrooms.

Bedroom 1

16'4" x 15'6"

With uPVC double glazed windows to the front and doors into the dressing room and en-suite.

Dressing Room

5'8" x 6'10"

En-suite

7'3" x 9'1"

Fitted with a three piece suite consisting of a shower cubicle, W.C and wash hand basin.

Bedroom 2

17'11" x 13'1"

With uPVC double glazed window to the rear and access into the dressing room.

Dressing Room

4'1" x 7'11"

With door leading into the en-suite.

En-suite

10'4" x 8'3"

Fitted with a four piece suite consisting of a his and hers wash hand basin, shower cubicle, W.C and bath.

Garage

18'8" x 18'3"

With electric door.

Services

Mains electricity, drainage, water and BT are understood to be connected. Central heating is via an Air Source Heat Pump. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

Tenure

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

Viewings

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

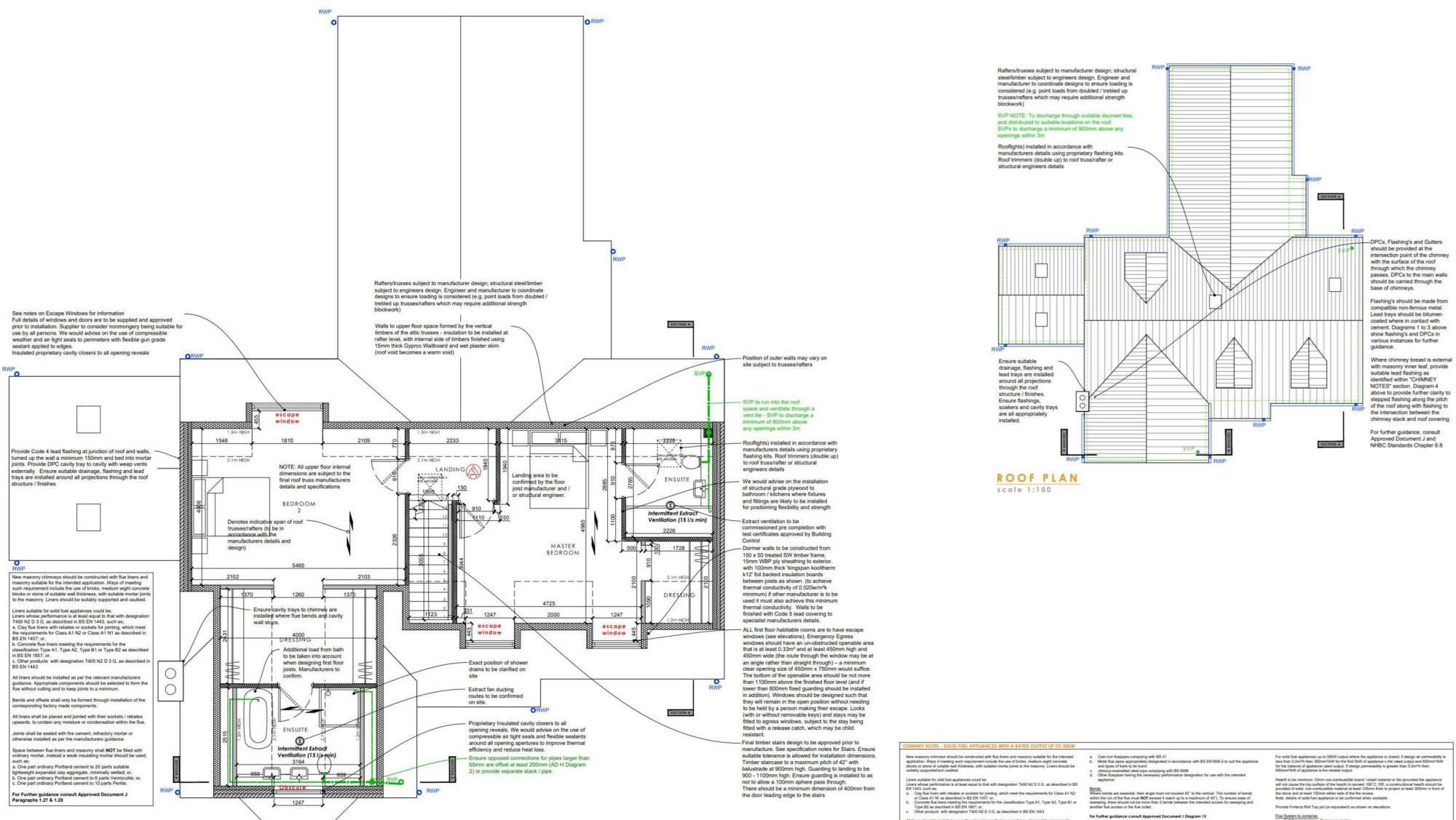
Opening Hours

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

Saturday 9:00am to 1:00pm



This drawing is the copyright of LDC Design Consultants Ltd and shall not be reproduced without written consent. The client/contractor is responsible for ensuring that all drawings are used in accordance with the terms of the contract. All drawings shall be used in accordance with the terms of the contract. All drawings shall be used in accordance with the terms of the contract. All drawings shall be used in accordance with the terms of the contract.



See notes on Escape Windows for information. Full details of windows and doors are to be supplied and approved prior to installation. Supplier to consider non-combustible being suitable for use by all persons. We would advise on the use of compressible weather and air tight seals to perimeter with flexible gun grade sealant applied to edges. Insulated proprietary cavity closers to all opening reveals.

Provide Code 4 lead flashing at junction of roof and walls, turned up the wall a minimum 150mm and bed into mortar joints. Provide DPC cavity tray to cavity with weep vents externally. Ensure suitable drainage. Flashing and lead trays are installed around all projections through the roof structure / finishes.

New masonry chimneys should be constructed with full bricks and masonry suitable for the intended application. Ways of meeting such requirements include the use of bricks, medium weight concrete blocks or stone of suitable wall thickness, with suitable mortar joints to the masonry. Lines should be suitably supported and caulked.

Lines suitable for solid fuel appliances could be: Lines where performance is at least equal to that with designation T400 ND 2 G, as described in BS EN 1443, such as: a. Clay fire lines with rebates or sockets for joining, which meet the requirements for Class A1 N2 or Class A1 N4 as described in BS EN 1467. b. Concrete fire lines meeting the requirements for the classification Type A1, Type A2, Type B1 or Type B2 as described in BS EN 1857. c. Other products with designation T400 ND 2 G, as described in BS EN 1443.

All lines should be installed as per the relevant manufacturers guidance. Appropriate components should be selected from the manufacturer's literature and kept joints as per the manufacturers guidance.

Bends and offsets shall be formed through installation of the corresponding factory mass components.

All lines shall be placed and joined with their sockets / rebates upwards, to contain any moisture or condensation within the flue. Joints shall be sealed with fire cement, refractory mortar or otherwise installed as per the manufacturers guidance.

Space between flue liners and masonry shall NOT be filled with ordinary mortar, instead a weak insulating mortar should be used, such as: a. One part ordinary Portland cement to 20 parts suitable lightweight expanded clay aggregate, internally wetted, or, b. One part ordinary Portland cement to 6 parts Vermiculite, or, c. One part ordinary Portland cement to 10 parts Perlite.

For further guidance consult Approved Document J Paragraphs 1.2.7 & 1.2.8

FIRST FLOOR PLAN
scale 1:50

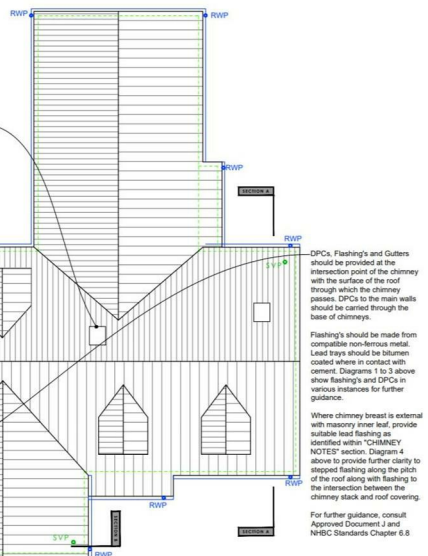
Rafter/trusses subject to manufacturer design; structural steel/limber subject to engineers design. Engineer and manufacturer to coordinate designs to ensure loading is considered (e.g. point loads from double/ treble/d up trusses/rafters which may require additional strength blocks).

SVP NOTE: To discharge through suitable discreet fins, and distributed to suitable locations on the roof. SVPs to discharge a minimum of 900mm above any openings within 3m.

Rooflights installed in accordance with manufacturers details using proprietary flashing kits. Roof trimmers double up to roof truss/rafter or structural engineers details.

Ensure suitable drainage. Flashing and lead trays are installed around all projections through the roof structure / finishes. Ensure rooflights, soakers and cavity trays are all appropriately installed.

ROOF PLAN
scale 1:100



DPCs Flashing's and Gutters should be provided at the intersection point of the chimney with the surface of the roof through which the chimney passes. DPCs to the main walls should be carried through the base of chimney.

Flashings should be made from compatible non-ferrous metal. Lead trays should be bitumen coated where in contact with masonry. Diagrams 1 to 3 above show Flashing's and DPCs in various instances for further guidance.

Where chimney breast is external with masonry roof lead, provide suitable lead flashing as identified within "CHIMNEY NOTES" section, Diagram 4 above to provide further clarity to stepped flashing along the pitch of the roof along with flashing to the chimney stack and roof covering.

For further guidance, consult Approved Document J and NHBC Standards Chapter 6.8

CHIMNEY ROOF - SOLID FUEL APPLIANCES WITH A BATED CHIMNEY UP TO 50W

1. Cast iron fluepipes complying with BS 41
2. Metal flue pipe appropriately prepared in accordance with BS EN 1505:2 to suit the application and type of fuel to be burnt
3. Cast iron pipe with a minimum wall thickness of 3mm
4. Cast iron pipe with a minimum wall thickness of 3mm
5. Cast iron pipe with a minimum wall thickness of 3mm

Lines suitable for solid fuel appliances could be: Lines where performance is at least equal to that with designation T400 ND 2 G, as described in BS EN 1443, such as:

1. Clay fire lines with rebates or sockets for joining, which meet the requirements for Class A1 N2 or Class A1 N4 as described in BS EN 1467.
2. Concrete fire lines meeting the requirements for the classification Type A1, Type A2, Type B1 or Type B2 as described in BS EN 1857.
3. Other products with designation T400 ND 2 G, as described in BS EN 1443.

All lines should be installed as per the relevant manufacturers guidance. Appropriate components should be selected from the manufacturer's literature and kept joints as per the manufacturers guidance.

Bends and offsets shall only be formed through installation of the corresponding factory mass components.

All lines shall be placed and joined with their sockets / rebates upwards, to contain any moisture or condensation within the flue. Joints shall be sealed with fire cement, refractory mortar or otherwise installed as per the manufacturers guidance.

Space between flue liners and masonry shall NOT be filled with ordinary mortar, instead a weak insulating mortar should be used, such as: a. One part ordinary Portland cement to 20 parts suitable lightweight expanded clay aggregate, internally wetted, or, b. One part ordinary Portland cement to 6 parts Vermiculite, or, c. One part ordinary Portland cement to 10 parts Perlite.

For further guidance consult Approved Document J Paragraphs 1.2.7 & 1.2.8

When a hearth, fireplace, flue or chimney is to be installed in a building, a level of working shall be maintained in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

Flashings shall be installed in accordance with Diagram 16. Such part should be covered by the roof, forming the top surface of the hearth, fireplace, flue or chimney. The roof, flue or chimney shall be supported by the structure of the building, and shall be supported by the structure of the building.

DRAFT
NOT TO BE
REDISTRIBUTED

Subject to Structural Engineers Details

Subject to Full Planning Approval

Subject to Building Control Approval

Subject to SAP Energy Calculations



LDC Design Consultants
12 Victoria Lane
Luton, Bedfordshire
LU1 1PT
UK
E: info@ldcdesignconsultants.co.uk
www.ldcdesignconsultants.co.uk

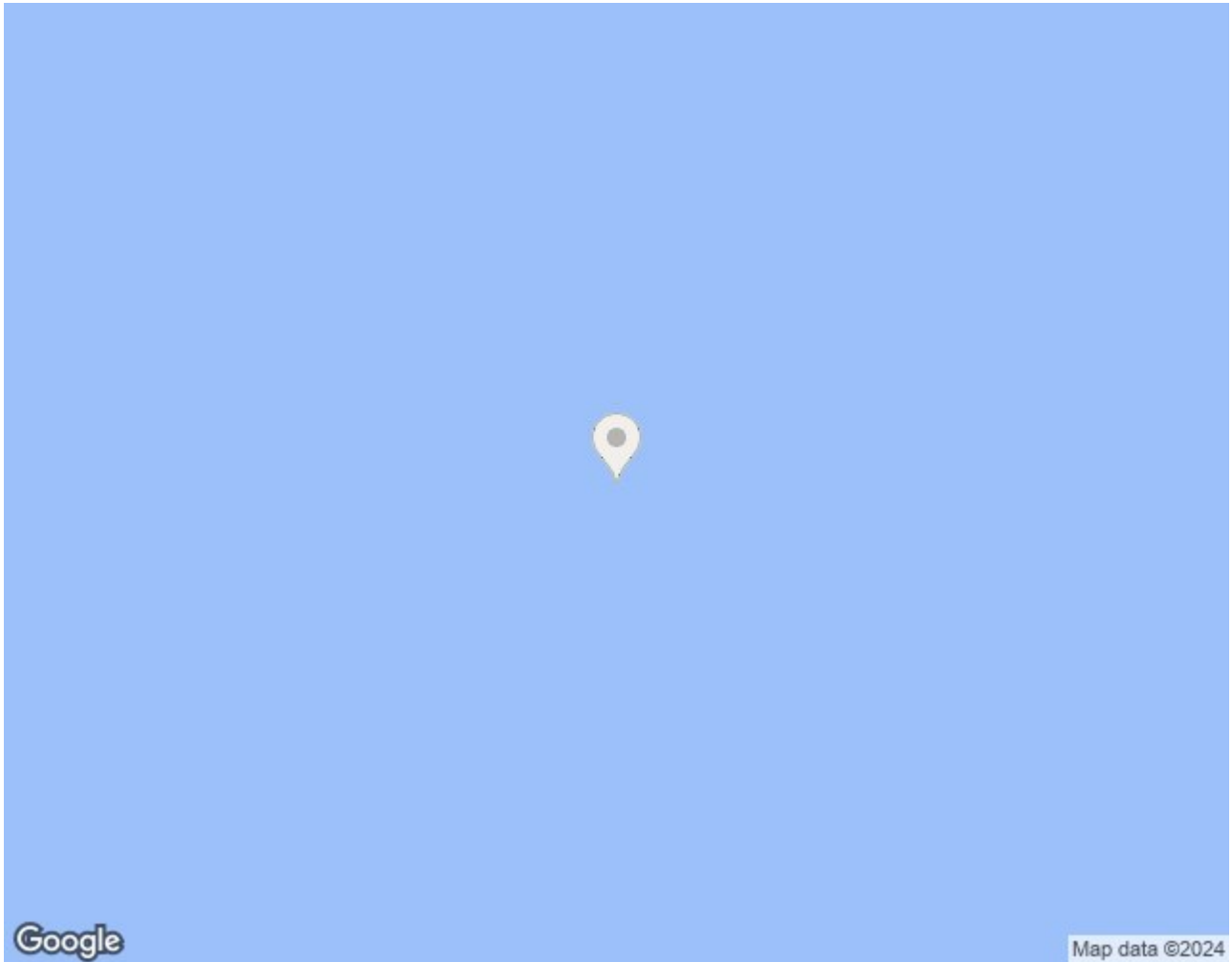
PROJECT: Residential Development, Land to the North of Julian Road, Louth, Lincs.

DATE: June 2024
TITLE: Plot 13 First Floor & Roof Plan

SCALE: 1:50 / 1:100

ORIGINAL SET: A1

DWG STATUS: BUILDING REGULATIONS
DRAWING NUMBER: LDC3861-BR-34



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.