

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**

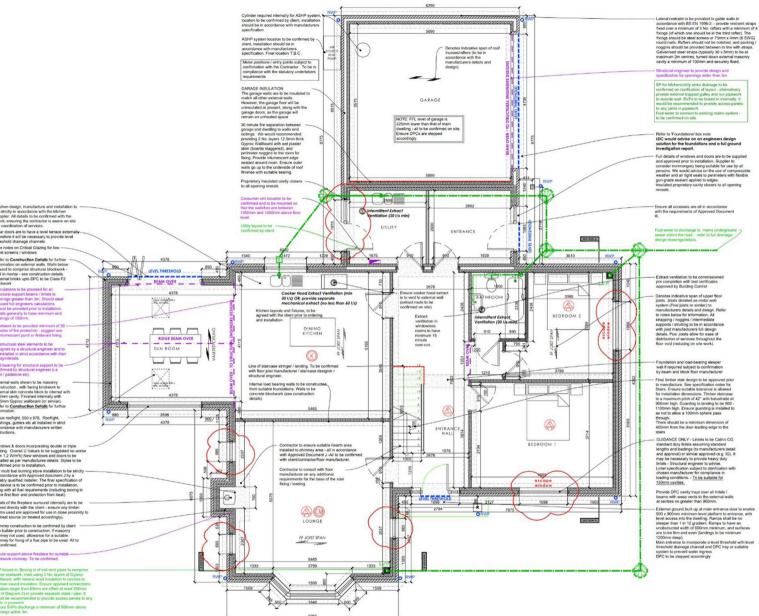
Monday to Friday 9:00am to 5:00pm Saturday 9:00am to 1:00pm











ROUND FLOOR PLAN
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NOTE: All fittings and fictures to be confirmed by the client prior to instate allow coordination with the contractor

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Lostificacing Alexandr ordered blockwork walls - refer to constitution datala. Non load beering internal walls on insulation min, 40dB Fire Alaem system, for a benefing with no finor level above 4 furn from ground and no finor greater than 200m; it has provided in accordance with the contraction greater than 200m; it has provided in accordance with the contraction of the co GF Internal Area : 187m FF Internal Area : 81m Total : 268m

GROUND PLOOR & RADON PROTECTION

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Telescopic vents should be installed at maximum 2m cit with vents positioned no more trun 450mm from the ends of walls (in accordance with NHBC recommendations). Through well vents may be used where ground levels permit.

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FOUNDATIONS NOTE

LDC would advise that ground investigation, or as a minimum soil testing, is

FORMER TOTAL STORY

CONTROLLED TO ANY PROPERTY OF THE STORY OF THE STO

Bathroom should have an outward opening door for use by all persons

TIREST SUCCES (COSTS)

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LDC should be informed by of any necessary changes to conform to external specifications.

will be required as descrit Document F1:

AMERICAN TECHNICATION (MATERIAL PROTECTION AND APPLICATION OF THE AMERICAN PROTECTION AND APPLICATION OF THE AMERICAN PROTECTION AND APPLICATION OF THE AMERICAN PROTECTION AND APPLICATION APPLICATION APPLICATION AND APPLICATION APPLICATIO

Denotes automatic Smoke Detector (Optical to circurate areas; Ionisation or Optical to other rooms)

Denotes automatic heat detector (to kitchen areas & living areas using log burners)

RWPO rainwater pipe to discharge into a trapped galley with grating

ammeter pain to discharige into a larged garry afth grefit of the same of the

Double in importion chamber improve with access over - invert to be determined on site.

If you've in the invertigation of the invertigation of the internal SVP's to be bossed in internal SVP's to be bossed in 35-50mm above ground places's pipework.

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INTERNAL DOORS

All Internal Ground Floor doors shown as 910 x 2100mm struckaral opening
First foor internal doors generally 910 x 2100mm struckaral opening unless
otherwise shown in the plant or species of
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with the client prior to obsering and installations.

STRUCTURAL STEEL WORK / SUPPORT
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Steeleum shell have a minimum of 50 minutes protection from the (through
justice-board livings or inturnescent pains).
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GUARDING

Subject to the final window designs and opening mechanisms it may be mecessary to provide guarding for protection against failing. 1.1m high existentially, or 0.8-1.1m high residentially, short protection against failing. 1.1m high residentially, Minimum hosticetals imposed blood appropriate to the design of behandstore should be determined in accordance with 65 6306-1; clisuse 10. Manufacturer to provide confirmation.

IMPROVID DOCUMENT FAIT - ENCIREAL SWITT

All delicrois institutions are to comply with LE. Writing regulations and require an appropriate BTR911 electrical installation certificate issued, in social to saisely, Aproved Document PC (Electrois Saisely) and grows the complete and prove the complete to do so. Electrical socials and lighting witches to be position as zone 450mm above FFL, and 200mm above FFL approved.

Consumer units are to be mounted so that the settches are between 1350mm and 1450mm above 5oor level. Consideration to be given to ensure compliance with all other statutory requirements relating to consumer unit position such as British and European standards.

The main principle in limiting ar leakage from the building is to privide a continuous barrier to air movement around the value's space that is in continuous barrier to air movement around the value's space that is in round the value's produced that is not with the mide of the thematin installation layer. The develop is to be build to achieve good levels of airrightness. Pits will be achieved through use of enterwather layer of one free value's and on interesting and calling particular junctions should be selected uring a fettile sealert.

Air sightness testing will need to be carried out on the building prior to brought into use.

INSERTION INVESTIGATION OF THE PROPERTY OF THE

costs should NOT be noticed;

CERTICAL CLASSING A SPREVIOUS DOC Q

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100-110mm below ground plantic pi P Trap gulley discharging to drains

Denotes 30 minute fire separation

DRAF NOTTO REDISTRIBUT

Subject to Structural Engineers D

Subject to Full Planning App

Subject to Building Control App

Subject to SAP Energy Calcula

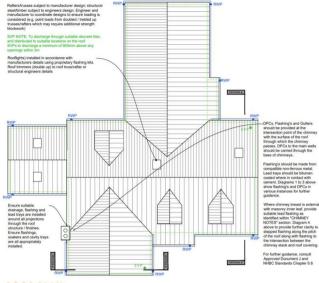


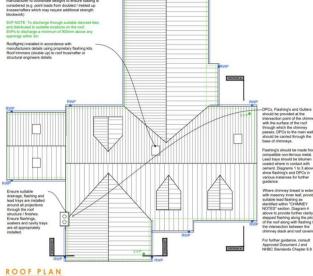
Residential Developme Land to the North of Julian Bower, Louth Lincs.

June 2024 Plot 13 Ground Floor Plan

DIEG STATUS BUILDING REGULATION

NUMBER LDC3861-BR-33







Subject to Building Control Approva





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

We would advise on the installation of structural grade plywood to bathroom / kitchens where fixtures and fittings are likely to be installed for positioning flexibility and strength.

—Dorme walls to be constructed from 150 x 50 treated 5W tribber frame, 15mm WBP ply shealthing to exterior, with 100mm thick kingspan koolherm k12 foll backed insulation boards between joists as shown. (to achieve thermal conductively of 0.00/wim?k minimum) if other manufactures is to be used if must also achieve this minimum in the conductive of 0.00 kings of the finished with Code 5 lead covering to specialist manufacturers details.

aspecialist instructions details.

ALL first foor helabels norms are to have escape windows (see elevations). Emergency Egress windows (see elevations). Emergency Egress windows (see elevations) and extra the state of the stat

resistant. Final timber stairs design to be approved prior to manufacture. See specification notes for Stairs. Ensure suitable loterance is allowed for installation dimensions. Timber staircase to a maximum pitch of 42" with baukstrade at Stoomm high. Guarding to landing to be 500 - 1100mm high. Ensure guarding is installed to as not to allow at Stoom sphere pass through. There should be a minimum dimension of 400mm from the door leading edge to the stairs.

ENSUITE

Intermittent Extract
Ventilation (15 I/s min) 2228

MASTER

2000

Proprietary Insulated cavity closers to all opening reveals. We would advise on the use of compressible air tight seals and flexible sealants around all opening apertures to improve thermal efficiency and reduce heat loss.

1247

escape window \$

There shalled by sold find equipmone could be.
Uners video performance is at least equal to first with designation 7400 NO D 3 G, as described in 55 NO AVA 3 and in at NO AVA 3 and in

Bends and offsets shall only be formed through installation of the corresponding factory made

Space between the lower and missorry shall MOI be filled with ordinary morter, instead a verse insulating morter shall be used. such as, if a mail-ading morter shall be used. such as, if a consideration of the property of

For Further guidance consult Approved Document J Paragraphs 1.27 & 1.28

Bends:

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Season Company Company To ADVIT PRODUCTION
The sales was to be seasof or seasof

And the state of t

Combustion Air to Solid Fuel Appliances: For solid fuel appliances up to 50WY output where the appliance is open, provide 50% of the throat

Provide Forterra Roll Top pot for equivalent) as shown on elevations Flue System to comprise:

Raft Support Lintels - Forters or
Raft Lintel Starter Blocks 175mm
Raft Lintel Filer Blocks - Forters
175mm Internal Diameter Rebail

175mm Internal Diameter
similar

Bespoke Cast stone units hood strength DIPC



Residential Development, Land to the North of Julian Bower, Louth Lincs.

June 2024 Plot 13

DRG STATUS | BUILDING REGULATIONS DRAWING LDC3861-BR-34



Joints shall be sealed with fire cement, refractory mortar or otherwise installed as ner the manufacturers middance

ipace between flue liners and masonry shall NOT be filled with rdinary mortar, instead a weak insulating mortar should be used,

See notes on Escape Windows for information Full details of windows and doors are to be supplied and approved prior to installation. Supplier to oracider ironmongery being suitable for use by all persons. We would advise on the use of compressible weather and air light seals to perimeters with fixeble gun grade sealant applied to edges.

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

x, s with designation T400 N2 D 3 G, as described i

1546

2102

1810

BEDROOM

1260

4000 DRESSING Additional load from bath to be taken into account when designing first floor joists. Manufacturers to confirm.

ENSUITE

1247

Intermittent Extracti Ventilation (15 I/s rain)

2109

2103 1370

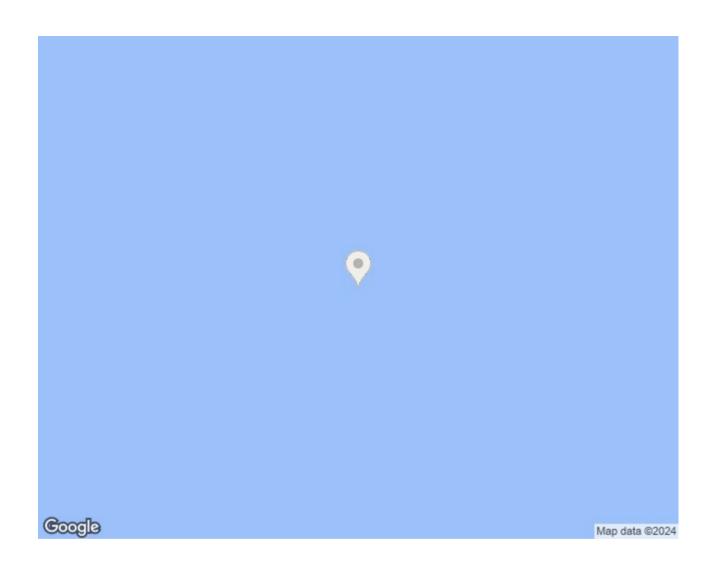
VPO

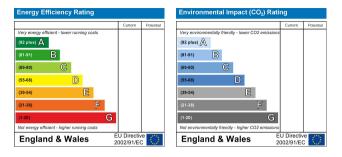
naverse usses subject to manuracturer design; structural steel/timber subject to engineers design. Engineer and manufacturer to coordinate designs to ensure loading is considered (e.g. point loads from doubled trebled up trusses/rafters which may require additional strength

2233

1247

escape window







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.