



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.

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.

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
- £7,000 allowance for flooring and carpets

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



NOTE: All fittings and fixtures to be confirmed by the client prior to installation to allow coordination with the contractor.

WALLS & PARTITIONS
1. Inclusive concrete foundations to steel bearing walls - subject to confirmation with structural engineer.
2. Loadbearing external blockwork walls - refer to structural engineer.
3. Loadbearing internal blockwork walls - refer to structural engineer.
4. External facing blockwork.
5. Non load bearing masonry walls containing sound insulation - refer to structural engineer.
6. Non load bearing internal walls.

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Subject to Structural Engineers 0

Subject to Full Planning App

Subject to Building Control App

Subject to SAP Energy Calc

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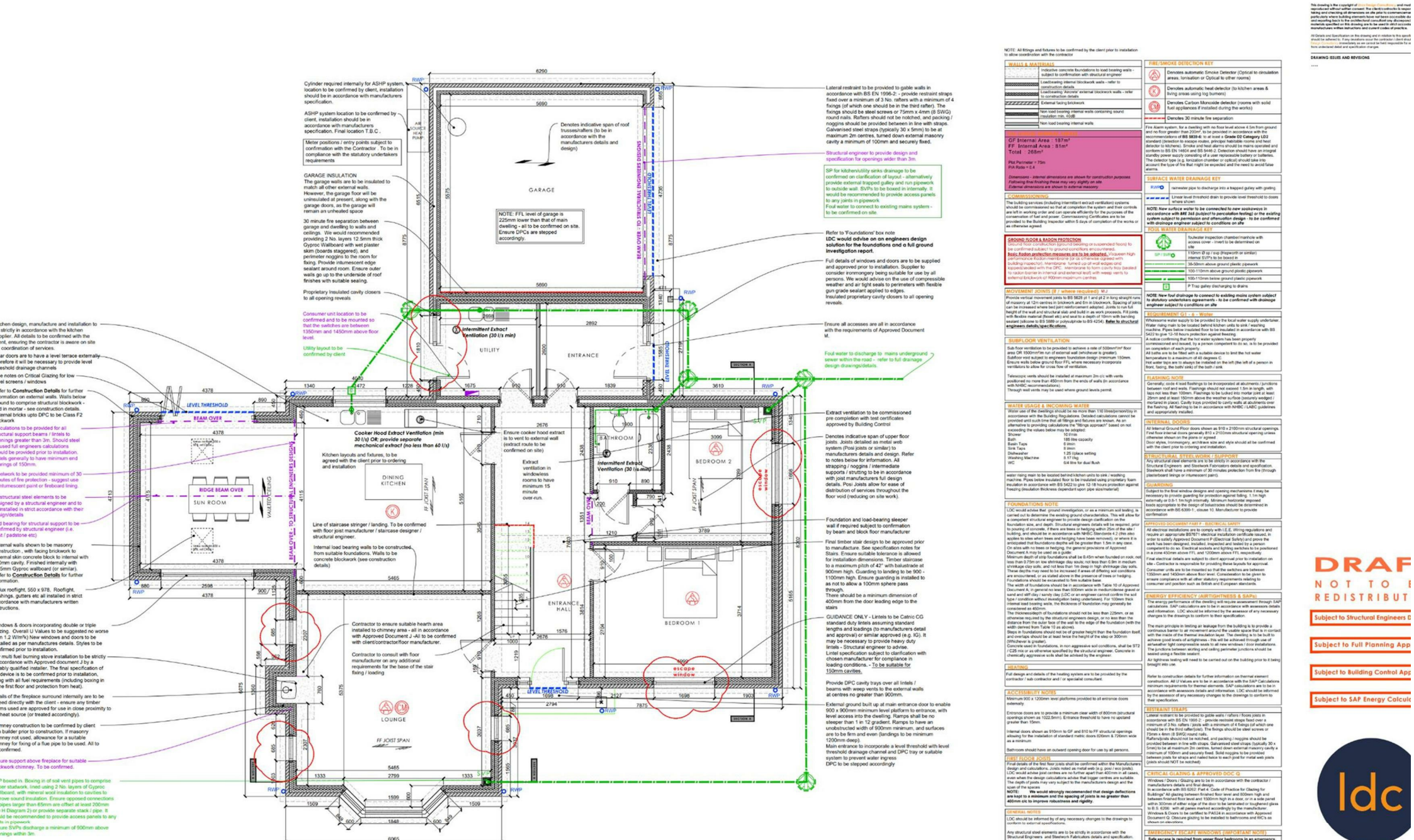
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All Details and Specification on this drawing and in relation to this specific project should be adhered to. If any deviations occur the contractor / client should inform **LD Design Consultants** immediately as we cannot be held responsible for errors result from undeclared detail and specification changes.

DRAWING ISSUES AND REVISIONS

[illegible]

FIRST FLOOR PLAN
scale 1:50

CHIMNEY NOTES - SOLID FUEL APPLIANCES WITH A RATED OUTPUT UP TO 50kW

- a. Cast iron fluepipes complying with BS 41
- b. Metal flue pipes appropriately designated in accordance with BS EN1856-2 to suit the appliances and types of fuels to be burnt
- c. Vitreous enamelled steel pipe complying with BS 5996
- d. Other fluepipes having the necessary performance designation for use with the intended appliance.

For solid fuel appliances up to 50kW output where the appliance is closed; if design air permeability is less than 5.0m³/h then 300mm³/kW for the first 5kW of appliance & the rated output and 850mm³/kW for the balance of appliance rated output. If design permeability is greater than 5.0m³/h then 850mm³/kW of appliance is the related output.

Hearth to be minimum 12mm non-combustible board / sheet material or tile (provided the appliance

Liners whose performance is at least equal to that with designation T400 N2 D 3 G, as described in B EN 1443, such as:

Where bends are essential, their angle must not exceed 45° to the vertical. The number of bends within the run of the flue must **NOT** exceed 4 (each up to a maximum of 45°). To ensure ease of sweeping, there should not be more than 2 bends between the intended access for sweeping and another flue access or the flue outlet.

Provide Forterra Roll Top pct (or equivalent) as shown on elevations.

c. Other products with designation T 400 H2 O 3 G, as described in BS EN 1443

Figure 14. Example notice page for health care team.

- Raft Support Uplifts - Forterra or similar
- Raft Uplift Starter Block 175mm Diameter - Forterra or similar
- Raft Uplift Filler Blocks - Forterra or similar
- 175mm Internal Diameter Rebarbed Concrete Flue Liners (heights 225mm or 150mm where necessary) - Forterra or similar

All liners shall be closed and sealed with their sockets / refuges upwards. To contain any moisture or

[illegible]

Flue system to utilise 175mm diameter adaptor to vitreous flue where necessary, as immediate connection to fire appliance to be vitreous flue pipe, with bends (not exceeding 45°) where necessary

Space between the liners and masonry shall **NOT** be filled with ordinary mortar, instead a weak

Notice plates should be robust, indelibly marked and securely fixed in an unobtrusive but obvious

The chimney should extend to terminate at least 600mm above the ridge line, 1000mm above the uppermost section of roof lights (if applicable) and generally 2300mm measured horizontally to the pitch of the roof. Where the chimney is not adequately supported by ties or securely restrained in any way, the building should be reinforced from the ridge line up to the top of the chimney, by ties or wall anchors, as follows:

6. One part ordinary Portland cement to 10 parts Perlite.

b. Next to the electricity consumer unit, or,
c. next to the water supply stop-cock.

For chimney products whose performance characteristics have been assessed in accordance with European Standards (EN) and which are supplied or marked with a designation, the installed may

is the least horizontal dimension of the chimney measured at the same point of intersection, and (H) height is measured to the top of any chimney pot or other flue terminal. Either the appliance should be room-sealed or the room or space containing the appliance should have a ventilation opening. The ventilation opening or openings should provide a total free area of at least 50% of the appliance throat opening area; - as defined in BS5833.

Flanges with gasketing should always be used with the gasket facing upward to contain moisture and other condensates in the flue. All joints shall be gas tight, which may be done through various economic considerations including avoidance of safety concerns. In cracking units with

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

Provide DPC cavity trays installed to top of chimney stack to allow for any water which may get into the cavity to be drained away - install vertical weep vents within the external brickwork at approx. 1m apart.

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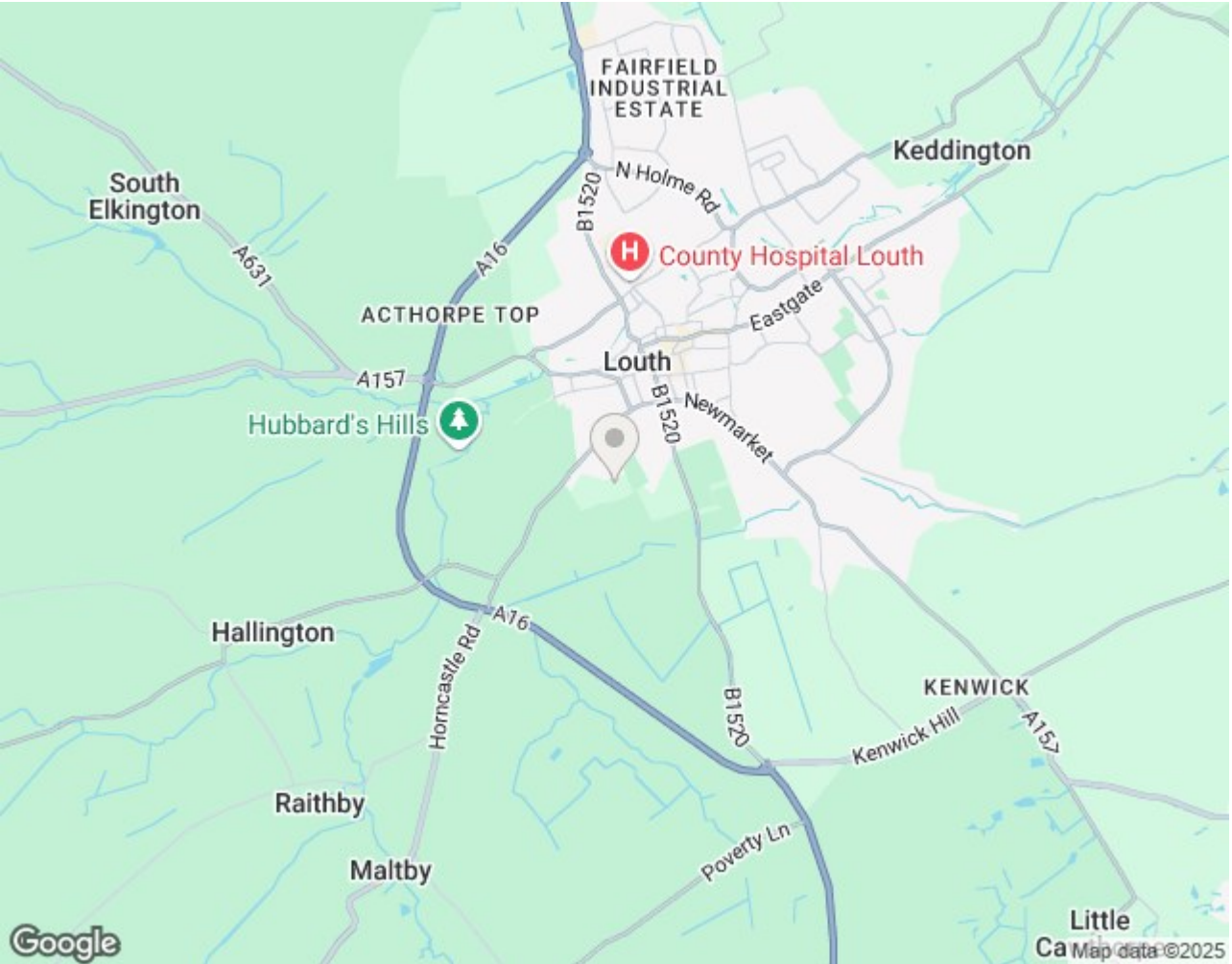
Subject to SAP Energy Calculations



Idc

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PROJECT :	Residential Development, Land to the North of Julian Bower, Louth Lincs.
DATE :	June 2024
TITLE :	Plot 13 First Floor & Roof Plan
SCALE :	1:50 / 1:100
ORIGINAL SIZE :	A1
DWG STATUS :	BUILDING REGULATIONS
DRAWING NUMBER	LDC3861-BR-34



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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.