



**PLOT 8 ROMAN WAY, LOUTH, LN11**  
**ASKING PRICE £725,000**







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, W.C, living room, dining kitchen with sun room off, a study and utility to the ground floor. The first floor consists of five spacious double bedrooms with a en-suite and dressing room to bedroom 1, a jack and jill en-suite to bedroom 2 and 3, along with an additional family bathroom. Standing on a generous plot with front and rear gardens, a driveway and garage and further benefiting from solar panels.

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:

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

**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.

**Entrance Hall**

Spacious hall providing access to the lounge, study, kitchen diner and W.C. A staircase leads to the first floor landing.

**Lounge**

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

**Study**

With uPVC double glazed windows to the front and side.

**W.C**

Fitted with a W.C and wash hand basin.

**Open Plan Kitchen Dining Living Area**

With an allowance in place for you to choose a range of kitchen units. There is ample dining space and bi-folding doors and French doors to the rear. A door leads into the utility.

**Utility**

With a range of fitted units and a door into the garage.

**Landing**

L- shape landing with access to all bedrooms and the bathroom.

**Bedroom 1**

With uPVC double glazed window to the front, access into the dressing room and en-suite.

**Dressing Room**

With fitted units to both walls and window to the front. Leading through into the en-suite.

**En-Suite**

With W.C, bath and wash hand basin. uPVC double glazed window to the front.

**Bedroom**

With uPVC double glazed window to the rear, door into the en-suite.

**Jack & Jill En-Suite**

With W.C, wash hand basin and shower cubicle. uPVC double glazed window to the rear.

**Bedroom**

With uPVC double glazed window to the rear and door into en-suite.

**Bedroom**

With uPVC double glazed window to the front and door into bathroom.

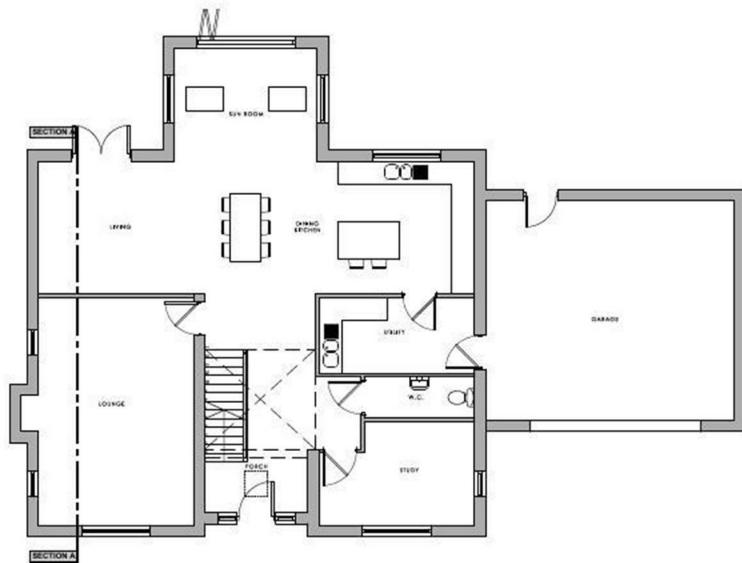
**Bedroom**

With uPVC double glazed window to the rear.

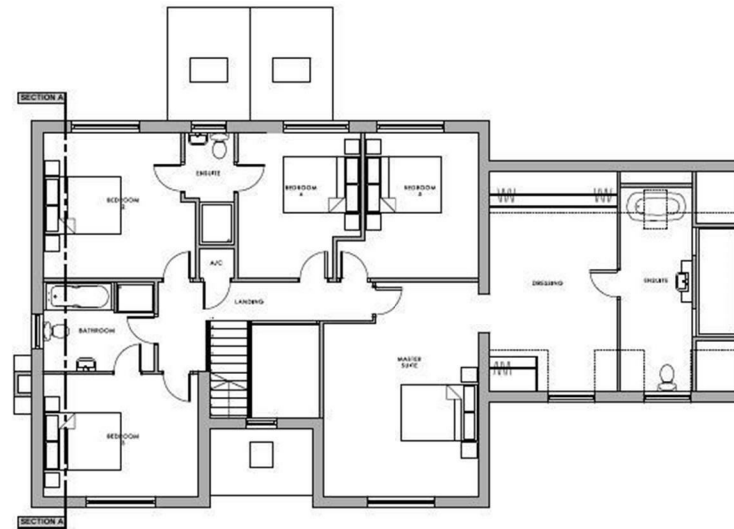
**Bathroom**

Fitted with a W.C, wash hand basin, bath and shower cubicle. uPVC double glazed window to the side.

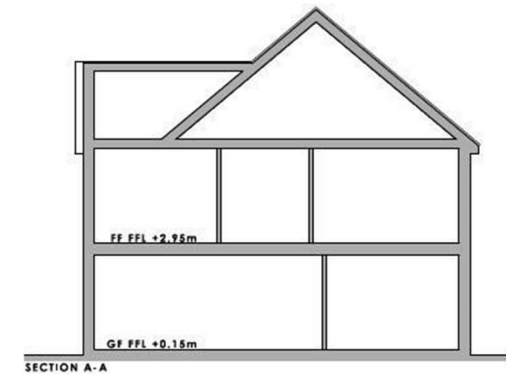




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

DRAWING ISSUES AND REVISIONS  
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<b>ldc</b>	
PROJECT	Residential Development Land to the North of Julian Bower Louth Lincolnshire
DATE	August 2024
TITLE	Amendments Plot 8
SCALE	1:100
ORIGINAL SIZE	A2 (Landscape)
DRAWING NUMBER	LDC3861-PL-11

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 All Details and Specifications on this drawing are in relation to this specific project. It shall be the responsibility of any dimension and/or the contractor to ensure that all details and specifications are in accordance with the current Building Regulations and Building Standards. Lines Design Consultancy is not responsible for errors resulting from unexplained detail and specification changes.



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.

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