



16 Barley Road, Louth, LN11 8GS
Asking Price £294,995

10 YEAR BUILDING WARRANTY* *DUE TO BE COMPLETE IN APRIL

Move in for May with a 5% financial boost! Available with a £14,750* boost to help make your home buying dream a reality. Whether it's to boost your deposit, cover your stamp duty or contribute to mortgage payments, find out how we can help get you moving.

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TES Property bring to the market this new build property currently under construction located on the popular Hubbard's Walk development on the outskirts of the market town of Louth. Internally the property consists of a open plan kitchen dining area with separate living room, ground floor W.C, four bedrooms with an en-suite to bedroom one and a family bathroom. Featuring a driveway and garage, and front and rear garden.

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.

Hallway

Cloakroom

Living Room 15'10" x 11'1" (4.83m x 3.39m)



Kitchen / Dining / Family area 19'9" x 14'4" (6.04m x 4.37m)



First Floor Landing

Bedroom 1 12'11" x 11'4" (3.95m x 3.46m)



En-Suite

Bedroom 2 10'5" x 8'5" (3.18m x 2.57m)



Bedroom 3 11'1" x 7'2" (3.39m x 2.20m)



Bedroom 4 10'2" x 6'10" (3.10m x 2.10m)



Bathroom



EPC

Predicted EPC rating of a B.

Estimated Service Charge

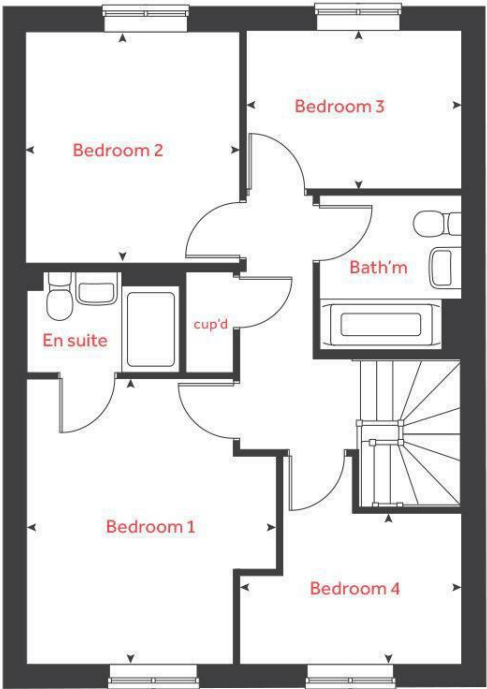
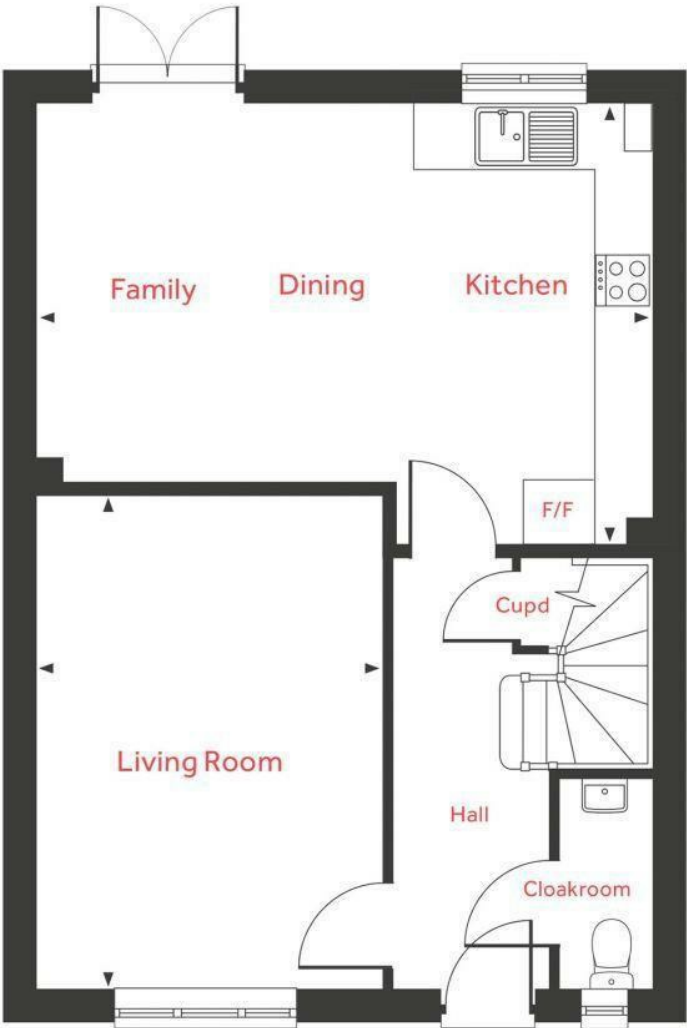
£180 pa

Tenure

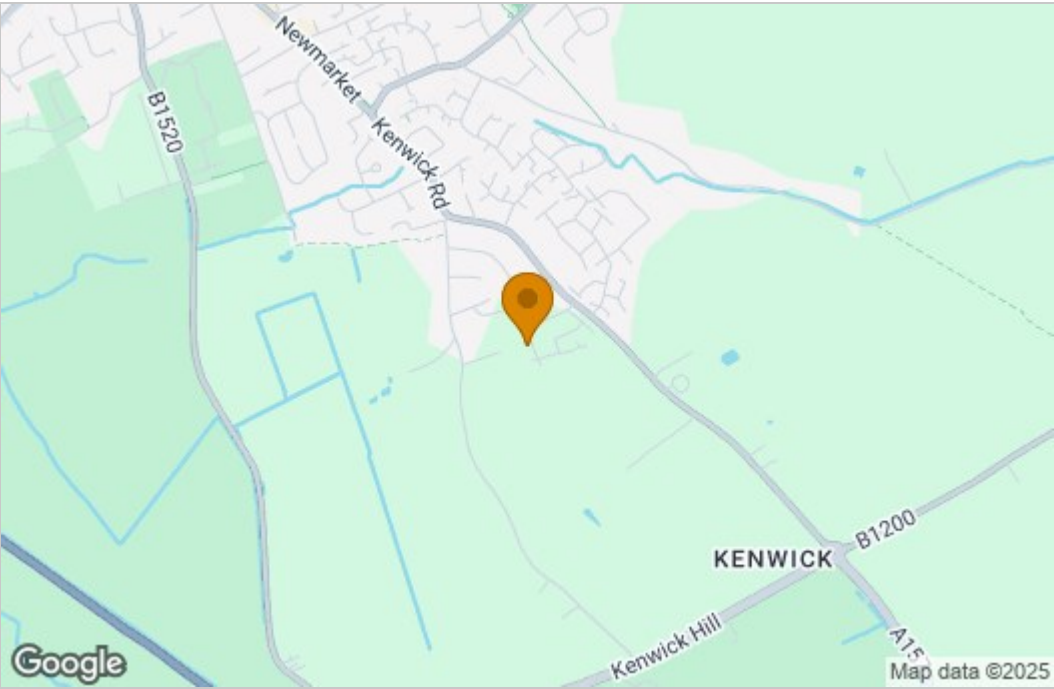
Freehold

*Please note that the images are CGIS and taken off plan.

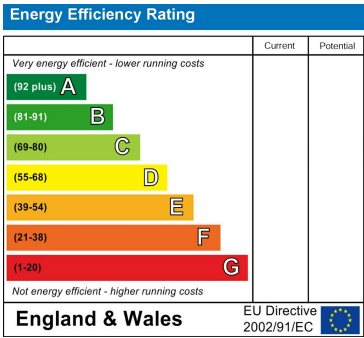
Floor Plan



Area Map



Energy Efficiency Graph



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.