



9 ROMAN WAY, LOUTH, LN11
ASKING PRICE £725,000



£10,000 Allowance for Flooring / Carpets* *Part Exchange Considered

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, open plan living, dining kitchen with utility off, as well as a study, an additional living room and hobby room to the ground floor with a lift up to first floor. The first floor consists of four spacious bedrooms with a large en-suite and dressing room to bedroom 1, an en-suite to bedroom 2 and a jack and jill en-suite to bedrooms 3 and 4. Standing on a generous plot with front and rear gardens, a driveway and garage.



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
- Oak staircases
- Intruder Alarm systems
- Ground floor underfloor heating system
- £10,000 allowance for flooring and carpets

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

Welcoming entrance leading into the open plan kitchen dining area. There is a door into the living room and study.

Living Room

13'3" x 19'6"

Feature fireplace with uPVC double glazed window to the front and side.

W.C

3'6" x 8'7"

With a w.c and wash hand basin.

Study

13'2" x 8'9"

uPVC double glazed windows to the front and side.

Open Plan Kitchen Dining Living Area

35'7" x 11'3"

Modern kitchen fitted with integrated 'NEFF' appliances including a fridge with small freezer, hob with extractor and one and a half bowl sink unit. There are uPVC double glazed windows and patio doors to the rear. A door leads into the utility.

Utility

6'5" x 13'1"

Fitted with the same units and worktop as the kitchen, there is a sink unit shelving. A door leads into the hobby room.

Hobby Room

9'11" x 18'9"

With uPVC patio doors leading out to the rear garden.

First Floor Landing

A cupboard houses the hot water cylinder.

Bedroom 1

13'2" x 31'3" + 10'0" x 31'3"

Large double bedroom with doors opening out overlooking the rear gardens. Loft access hatch, dressing area and door into en-suite.

En-Suite

18'2" x 6'8" + 3'7" x 15'7"

Large en-suite fitted with a four piece suite consisting of a oval bath, wash hand basin in vanity unit with marble worktop over and smart touch screen mirror with lighting and music, a walk in shower and smart W.C. The room is fully tiled with a uPVC double glazed window to the front.

Bedroom 2

10'4" x 13'2"

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

En-Suite

7'6" x 9'3"

Fully tiled room with a three piece suite consisting of a wash hand basin and W.C in vanity unit, large shower walk in shower cubicle. There is a uPVC double glazed window to the side.

Bedroom 3

12'11" x 9'11"

Fitted wardrobes to one wall and uPVC double glazed window to the rear.

Jack & Jill En-Suite

4'0" x 8'5"

Access from bedrooms three and four. Fitted with a shower, W.C and wash hand basin in drawer unit.

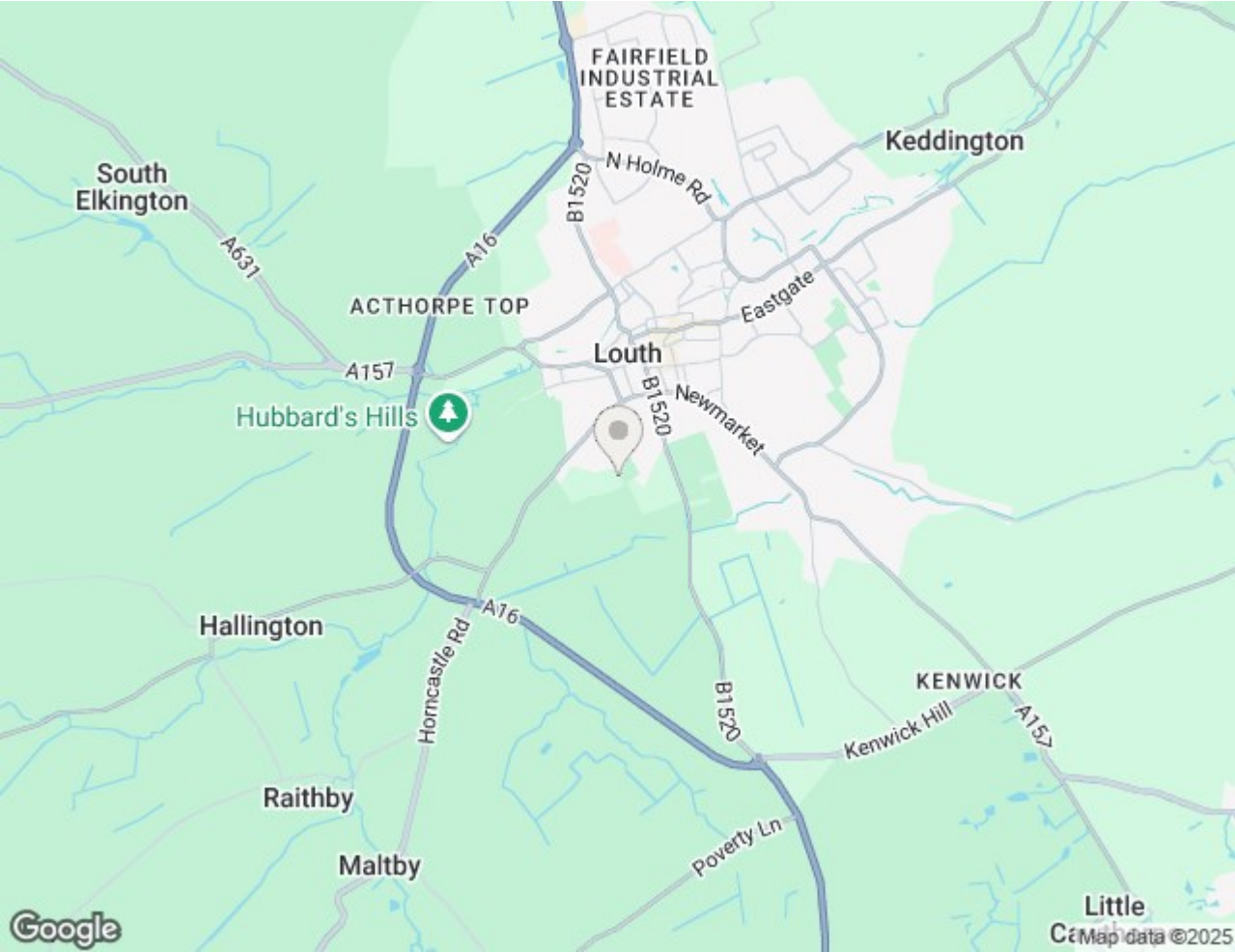
Bedroom 4

10'5" x 10'9"

With uPVC double glazed window to the rear.







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	84	89	England & Wales		
EU Directive 2002/91/EC			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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