



Plot 1, 5 Jacobs Close Louth, Lincolnshire LN11 0GJ

Located in the idyllic village of Utterby, situated close to the bustling market town of Louth which has the added benefit of the highly regarded King Edward Grammar School is this stunning BRAND NEW DETACHED FAMILY HOME. Situated in an exclusive cul de sac of similar properties Plot 1 is nearing completion and has very spacious well planned accommodation including: Entrance hall, cloaks/wc, good sized lounge, study, fabulous full width living dining fitted kitchen and utility room to the ground floor plus five bedrooms one having an en suite and a family bathroom to the first floor. Air sourced heat pump central heating system, under floor heating to the ground floor. Double glazing. Security alarm system. Double garage with a useful home office to the rear. Open plan front garden plus a excellent sized rear garden. Allowance for carpets available. 10 year guarantee.

£565,000

- STUNNING NEW HOME
- THREE RECEPTION ROOMS
- KITCHEN/DINING ROOM
- UTILITY & WC
- FIVE BEDROOMS
- EN SUITE & BATHROOM
- AIR SOURCED CENTRAL HEATING
- DOUBLE GLAZING
- DOUBLE GARAGE WITH HOME OFFICE
- DELIGHTFUL VILLAGE LOCATION



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a composite entrance door with double glazed side lights. Inset spots lights to ceiling. Tiled flooring with underfloor heating. The stunning oak and glass staircase leads up to the first floor. Oak style internal doors.

CLOAKS/WC

Tiled flooring with underfloor heating. This cloakroom will be fitted with a low flush wc and a small pedestal wash hand basin. Extractor fan.

STUDY (FRONT)

12'9" x 8'5" (3.89 x 2.58)

Underfloor heating. Double glazed window.



LIVING ROOM (FRONT)

21'10" max x 14'6" (6.67 max x 4.42)

Having a double glazed bay window to the front elevation, underfloor heating and chimney recess which is suitable for an open fire/wood burner. Two centre light points.



LIVING DINING KITCHEN

37'0" x 11'0" (11.3 x 3.36)

This fabulous full width space is ideal for the modern family all having a tiled floor with underfloor heating and inset spot lights to the ceiling. To the living dining area there are two sets of bi folding doors which opens onto the rear garden. Wall mounted TV point.



LIVING DINING KITCHEN

Additional photo



KITCHEN AREA

The kitchen is fitted with an abundance of grey base and wall cupboards including an integrated dishwasher, a full length fridge and freezer, together with a built in combination oven/microwave, oven, a warming drawer, an induction hob with an extractor fan above and a wine cooler. The complementary Quartz work surfaces are inset with a Franke sink with matching up stands. Double glazed window to the rear elevation. The base units extends to form a useful breakfast bar area.



KITCHEN AREA

Additional photo



UTILITY ROOM

9'8" x 6'2" (2.95 x 1.89)

Fitted with matching grey base and wall cupboards having a marble effect work surfaces inset with a stainless steel sink unit having space beneath for washing machine. Tiled flooring with underfloor heating. Extractor fan. uPVC door leads out to the rear garden.



FIRST FLOOR

LANDING

The oak and glass staircase leads up from the first floor. Inset spot lights to ceiling.

BEDROOM 1 (FRONT)

15'4" x 14'4" (4.69 x 4.39)

Double glazed window. Radiator.



EN SUITE SHOWER ROOM

7'10" x 7'8" (2.41 x 2.35)

Fitted with a white suite comprising a fully tiled shower cubicle having a glass screen and a twin headed shower unit, a vanity unit and a low flush wc. Fitted shelving area. Heated towel rail. Double glazed window. Extractor fan.



BEDROOM 2 (REAR)

12'2" x 14'8" (3.72 x 4.49)

Double glazed window. Radiator.



BEDROOM 3 (REAR)

12'2" x 14'6" (3.72 x 4.43)

Double glazed window. Radiator. Access to roof space via a fold down ladder.



BEDROOM 4 (FRONT)

12'8" x 14'6" (3.88 x 4.43)

Double glazed window. Radiator.



BEDROOM 5 (SIDE)

11'3" x 9'9" (3.44 x 2.99)

Double glazed window. Radiator.



BATHROOM/WC

10'4" x 7'3" (3.17 x 2.23)

This fabulous family bathroom is fitted with an oval free standing bath having a hand held shower spray, a tiled walk in shower cubicle, vanity unit and a low flush wc. The remained of the walls are half tiled in a contrasting marble effect ceramic tile together with a matching floor tiled. Double glazed window. Inset spot lights to ceiling. Extractor fan. Heated towel rail.



BATHROOM/WC

Additional photo



OUTSIDE



DOUBLE GARAGE

18'0" x 17'0" (5.5 x 5.2)

Two electric doors to the front, light and power including wiring for an electric car charger.



HOME OFFICE

11'2" x 12'2" (3.42 x 3.73)

Double glazed window and door.

THE GARDENS

The property stands on a superb plot with the fore garden being open plan and laid to lawn. A substantial block paved driveway leads to the garage which also provides ample off road parking. The excellent sized rear garden has a paved patio area situated close to the property ideal for outside entertaining and a lawn, the remainder of this garden will be seeded (weather permitting). A substantial mature hedging provides the boundary which has views to the rear over a grass field.



THE GARDENS

Additional photo



SIDE GARDEN



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, a new management company will be formed and passed to the residents of the Close on the sale of the last plot, this will be for the running of the company, maintenance of the road and common areas. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Ground Floor Plan



First Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.