



## KEY MATERIALS

- ① RED FACING BRICK
- ② ENGINEERING BRICK SPLASH COURSE (MIN 150MM)
- ③ SLATE ROOF TILES
- ④ VINTAGE CREAM RESIDENCE COLLECTION WINDOWS
- ⑤ VINTAGE CREAM UPVC / ALUMINIUM FRENCH DOORS
- ⑥ VINTAGE CREAM COMPOSITE DOORS
- ⑦ LEAD DORMER CHEEKS, PITCHED ROOF DORMER
- ⑧ BLACK RAINWATER GOODS
- ⑨ STONE CILLS & HEADS
- ⑩ OAK FRAME PORCH
- ⑪ CONSERVATION VELUX ROOFLIGHTS OR SIMILAR

## NEW BUILD - High Holme

High Holme Road, Louth, Lincolnshire. LN11 0EU

# BELL

### GENERAL DESCRIPTION

An extremely attractive and spacious individual new build detached house being built by very reputable local building company Holdsworth Homes LTD, in the sought after and vibrant Lincolnshire market town of Louth.

The property will be constructed in an attractive red facing brick beneath a slate roof with vintage cream residence collection windows and French doors. Finished with stone sills, black rainwater goods, leaded dormer windows and a feature oak framed porch.

The property will be further complemented by excellent green credentials, boasting a B+ Energy Rating achieved through the latest building regulations and an air source heat pump underfloor heating system.

### ACCOMMODATION & SPECIFICATION

The spacious internal accommodation will extend to approx. 1935 sq. ft. and will include three reception rooms, dining kitchen, utility and WC to the ground floor. Early purchasers will have the opportunity to choose between a four bedroom and two bath/shower room OR three bedroom and three bath/shower room first floor layout options.

The property will be completed with high quality internal fittings, carpets to the all rooms except the kitchen diner, bath and shower rooms. Bath and shower rooms will be finished with luxury vinyl flooring or tiles. Early purchasers will also have the opportunity to choose final kitchen and bathroom fittings.

Outside the property will benefit from a rectangular garden with patio, formal lawns and two private parking spaces.

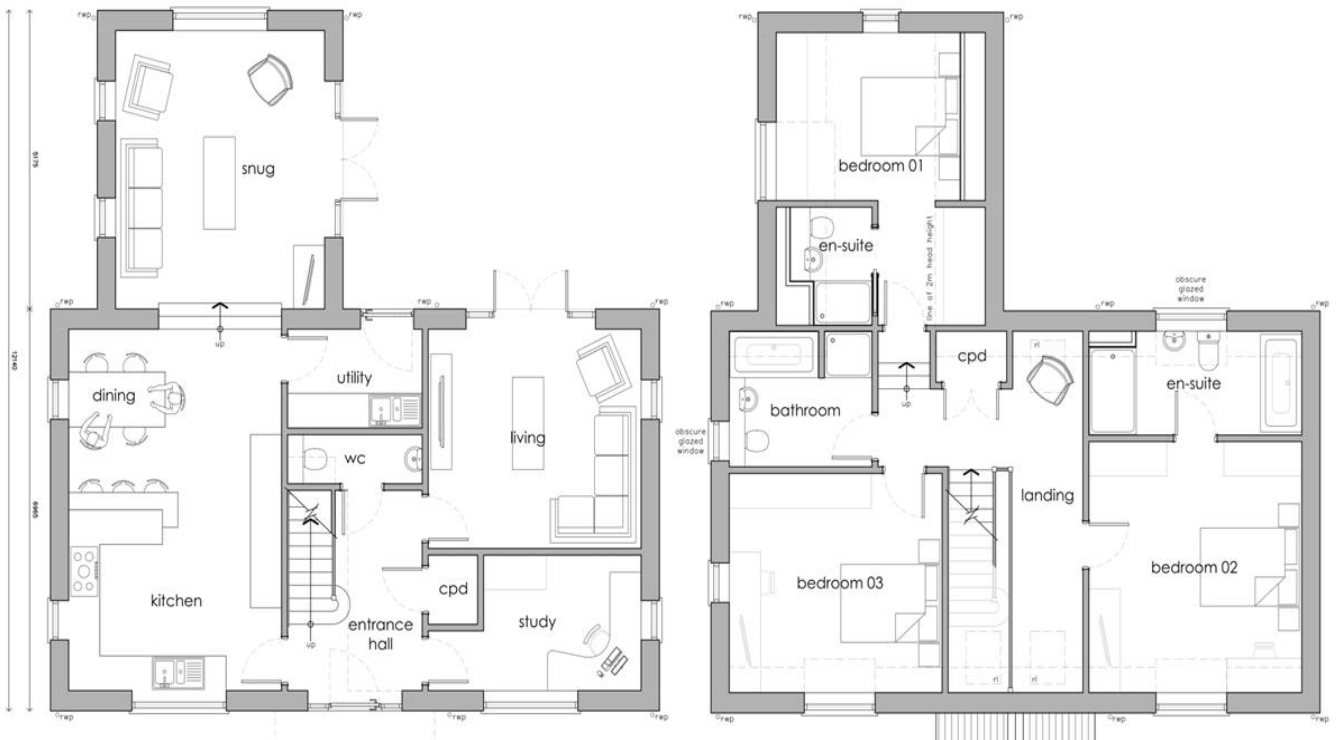
The property will be provided with a **10 year CML professional consultants certificate**.

Mains services of water, electricity and drainage will be connected. Air Source Heat Pump Heating system.

## THE AREA

The property is situated only a short walk from the centre of the town and its many local amenities including shops, restaurants and a choice of schools including the highly regarded King Edward VI Grammar School and Louth Kidgate Primary School, both of which currently have an Outstanding Ofsted rating. There are nearby golf clubs in both Louth and Kenwick, the latter of which also provides a spa. The Lincolnshire Wolds are a designated 'Area of Outstanding Natural Beauty' famed for gently rolling countryside and provide cycling, walking and riding routes within the nearby countryside. There are also many miles of unspoilt sandy beaches to be found just a short distance away along the nearby East Lincolnshire coastline.

**VIEWING:** By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY  
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