



BRITISH
PROPERTY
AWARDS

2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN HORNCastle



11 High Holme Court
High Holme Road, Louth, LN11 0SP

NEW BUILD

BELL

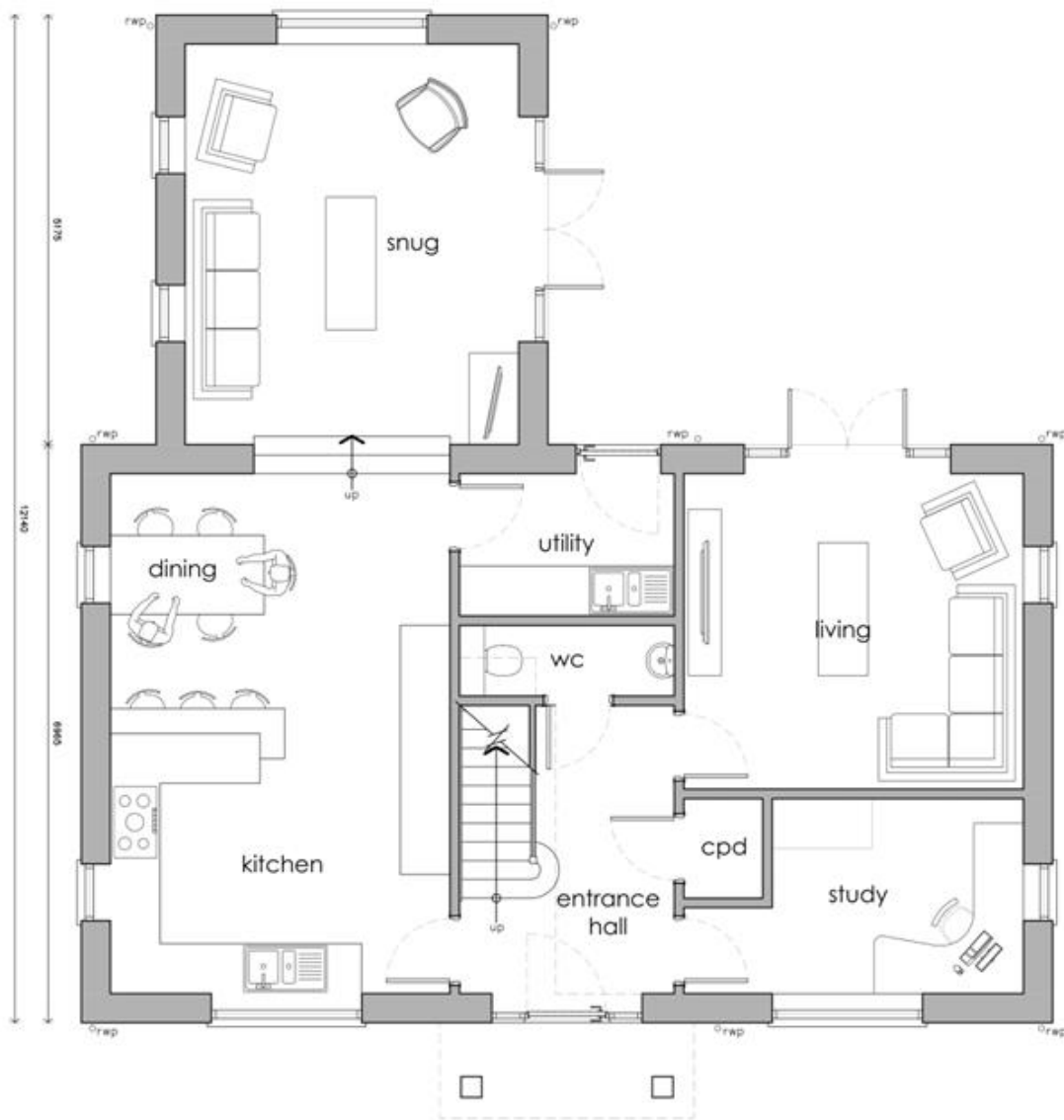


11 High Holme Court Louth

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 is 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.



GROUND
FLOOR PLAN
1:50 @ A1



FIRST
FLOOR PLAN
1:50 @ A1

Why Buy New

Homes are built to the very latest building regulations; making it more energy efficient with modern heating systems and higher levels of insulation. Homes built today can be up to 50% more efficient than a property built in the early 1980s. Less maintenance being brand new, your home will not need modernising or redecorating for some time. The doors and windows will only require cleaning as maintenance.

Choice; tiling, kitchen units etc – a stylish range to choose from. First use everything is clean, unused and new - you do not have to live with the previous occupants' taste or DIY disasters. Simplified buying process end of chain, flexibility with new build and warranty insurance providing reassurance and peace of mind.

Notes: The Agents have not been privy to the contents of the Title of the property and cannot in any way formally confirm the boundaries of the property or the existence of any Covenants, Easements or Rights of Way, which might affect it.

Any plan shown in this brochure is purely presented as a guide and all boundaries and areas will require further verification. The Agents refer prospective purchasers to the vendor's solicitors in regard to all these matters.

Completion –

Warranty – 10-year CML professional consultant's certificate

Services - Mains electricity, water and drainage. Air source heat pump

East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING (SAP): B+

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office

Old Bank Chambers, Horncastle. LN9 5HY

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DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that: - The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;

- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.

- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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