



**PLOT 10 (17) ROMAN WAY, LOUTH**  
**ASKING PRICE £695,000**

TES Property bring to the market plot 10, an 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, dining kitchen with sun room, a study, lounge, utility, W.C and plant room to the ground floor. The first floor consists of four spacious double bedrooms with an en-suite and dressing room to bedrooms 1 and 2, along with an additional family bathroom. Standing on a generous plot with front and rear gardens, a driveway and garage.

With an allowance in place enabling you to choose your dream kitchen, bathrooms and tiling throughout! Book your viewing in now to reserve this impressive family home.



### **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.

### **Specification**

Jim Fairburn Ltd have advised that the property will include the following specifications:

Internally:

- Composite front doors, uPVC double glazed windows throughout
- Oak staircases
- Intruder Alarm systems
- £50,000 allowance for Kitchen, bathrooms and tiling (subject to discussions with the developer)
- Ground floor underfloor heating system

### **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.

### **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 Hall**

Spacious hall providing access to the lounge and dining kitchen.

### **Open Plan Dining Kitchen with Sun Room**

With an allowance in place for you to choose a range of kitchen units. There is ample dining space and French doors to the front, side and rear. A door provides access to the utility, W.C and plant room.

### **Utility & Plant Room**

With a range of fitted units and a uPVC double glazed window and door to the rear.

### **W.C**

Fitted with a W.C and wash hand basin and uPVC double glazed window to the front.

### **Lounge**

With feature fireplace and uPVC double glazed window to the side and patio doors. Internal doors lead into the study and kitchen diner.

### **Study**

With uPVC double glazed window and patio doors to the side.

### **Landing**

L- shape landing with access to all bedrooms and the bathroom.

### **Bedroom 1**

With uPVC double glazed window to the side and opening into dressing room.

### **Dressing Room**

Door into en-suite

### **En-Suite**

With shower, W.C and wash hand basin. uPVC double glazed window to the side.

### **Bedroom 2**

With uPVC double glazed window to the side and door opening into dressing room.

### **Dressing Room**

With door into en-suite.

### **En-Suite**

Fitted with a shower, W.C and wash hand basin.

### **Bedroom 3**

With uPVC double glazed window to the side.

### **Bedroom 4**

With uPVC double glazed window to the side.

### **Bathroom**

Fitted with a shower, bath, W.C and wash hand basin. uPVC double glazed window to the rear.

### **Garage**

With electric up and over door and personnel door to the rear.

### **Services**

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Viewings**

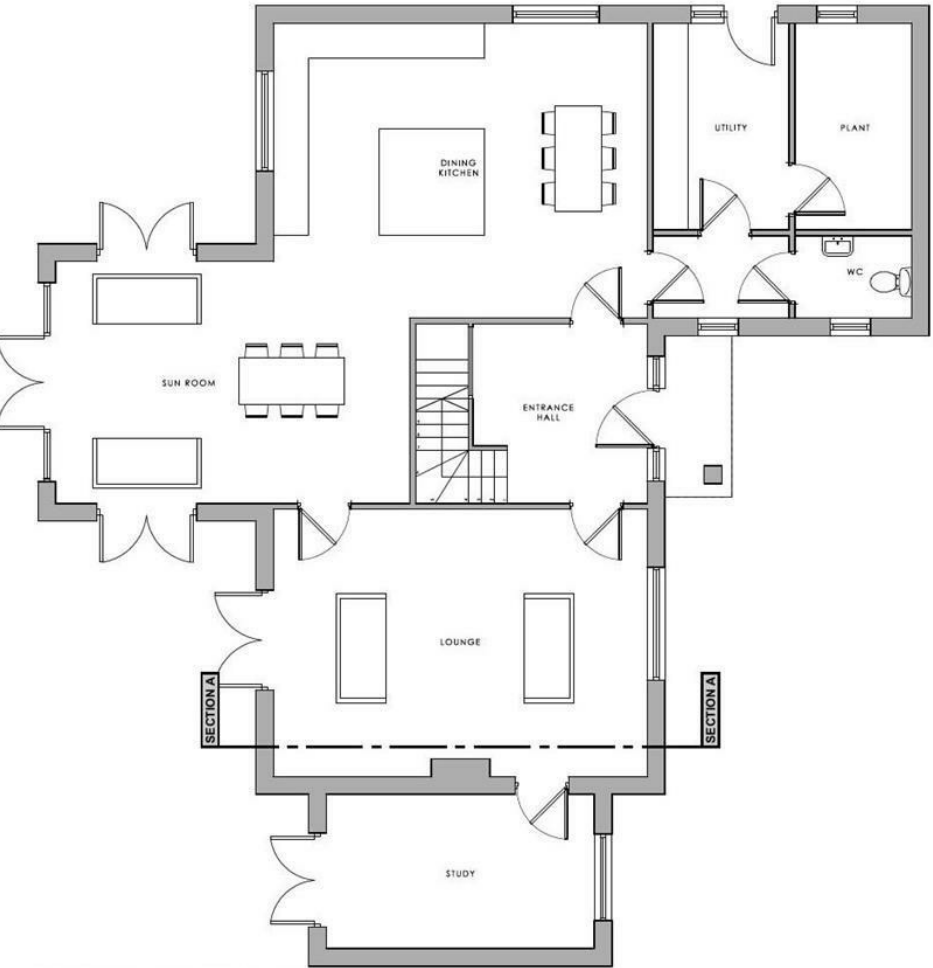
By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

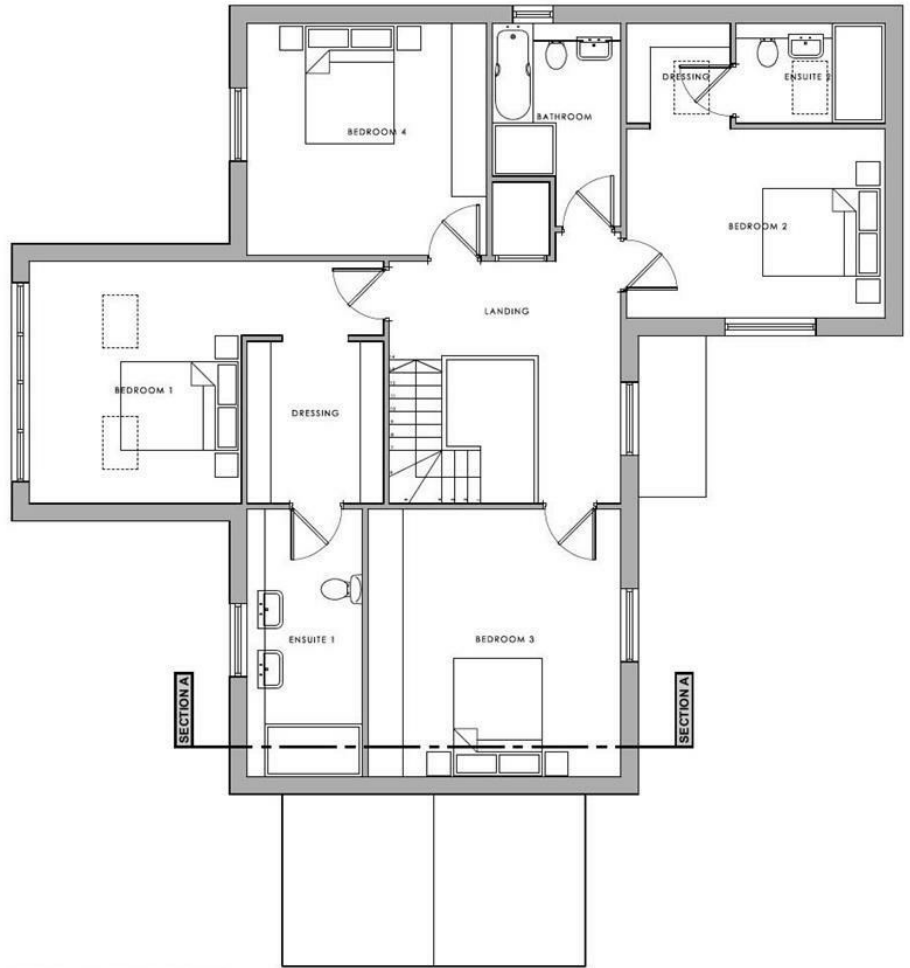
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

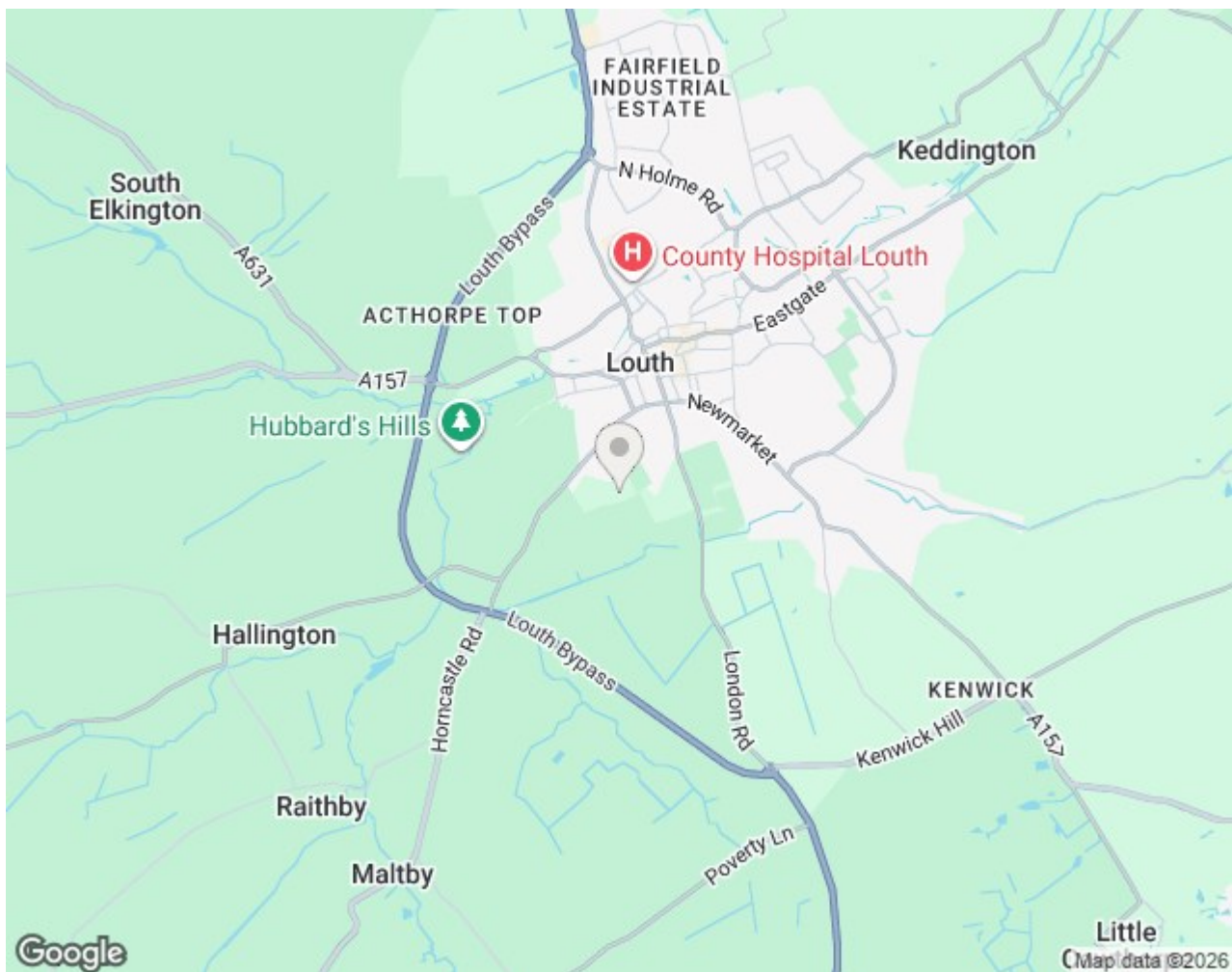




GROUND FLOOR PLAN



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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | 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.