



CHOICE PROPERTIES

Estate Agents

Plot 2 Orchard Grove Development,
Ramsgate Road,

Price £795,000



Choice Properties offer a unique opportunity to purchase off plan this most exceptional, bespoke five bedroom detached home. With capacious open plan kitchen, dining/entertaining space, living room together with private study and ground floor bedroom with en suite. This stunning residence features a grand staircase with galleried landing leading to four further bedrooms, the master benefitting from a dressing room and en suite and the final three bedrooms all offering stylish en suites. With large double garage and ample parking space this individual home is located in an idyllic, secluded position within easy reach of the centre of the thriving,, Georgian market town of Louth. For further information please contact our Louth branch.

With the additional benefit of 2.7m ceilings throughout, the property is currently in the process of being built and to the interior features:-

Grand Entrance Hall

19'3" x 21'9"

Impressive entrance hall with double height ceilings and an imperial staircase leading to the first floor landing.

Dining Room

10'7" x 21'9"

French leading to the garden. Opening to both the living room and the kitchen.

Living Room

20'5" x 16'2"

French doors leading to the garden.

Kitchen

20'6" x 16'2"

The kitchen will be fitted with modern units and appliances throughout and will have French doors to the rear leading to the garden.

Study

15'0" x 16'7"

Window to front.

Utility Room

14'6" x 7'8"

Window to side, door to:-

Boiler Room

5'0" x 7'8"

WC

5'9" x 5'11"

Window to front.

Cloakroom

5'9" x 5'11"

Window to front.

Bedroom 5

10'11" x 16'2"

Window to front, door to:-

En-suite

5'4" x 11'7"

Galleried Landing

13'4" x 5'0"

Spacious galleried landing that overlooks the grand entrance hall. Internal doors leading to all first floor bedrooms.

Master Bedroom

10'8" x 21'9"

Spacious bedroom with dressing area and En-suite with French doors leading to the Juliet balcony.

Juliet Balcony

Dressing Room

11'0" x 16'2"

En-suite

8'3" x 10'8"

Bedroom 2

16'7" x 16'2"

Double bedroom. Door to:-

En-suite

5'4" x 10'8"

Bedroom 3

14'0" x 16'0"

Double bedroom. Door to:-

En-suite

6'2" x 10'8"

Door to:

Bedroom 4

15'1" x 16'2"

Double bedroom. Door to:-

En-suite

6'2" x 10'8"

Door to:

Garage

19'6" x 22'3"

Spacious double garage with up and over garage door and pedestrian access door to the side.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - Not Yet Determined.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

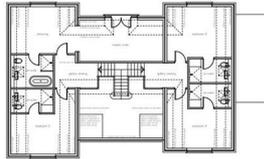
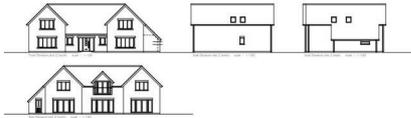
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer

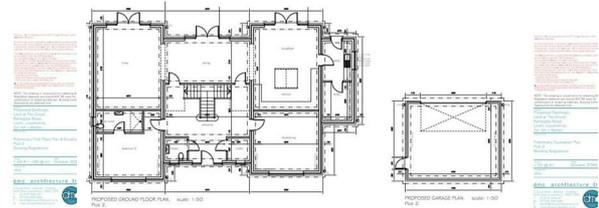
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

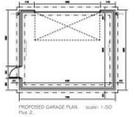
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



PROPOSED FIRST FLOOR PLAN - Scale: 1/32
Pkg. 2.

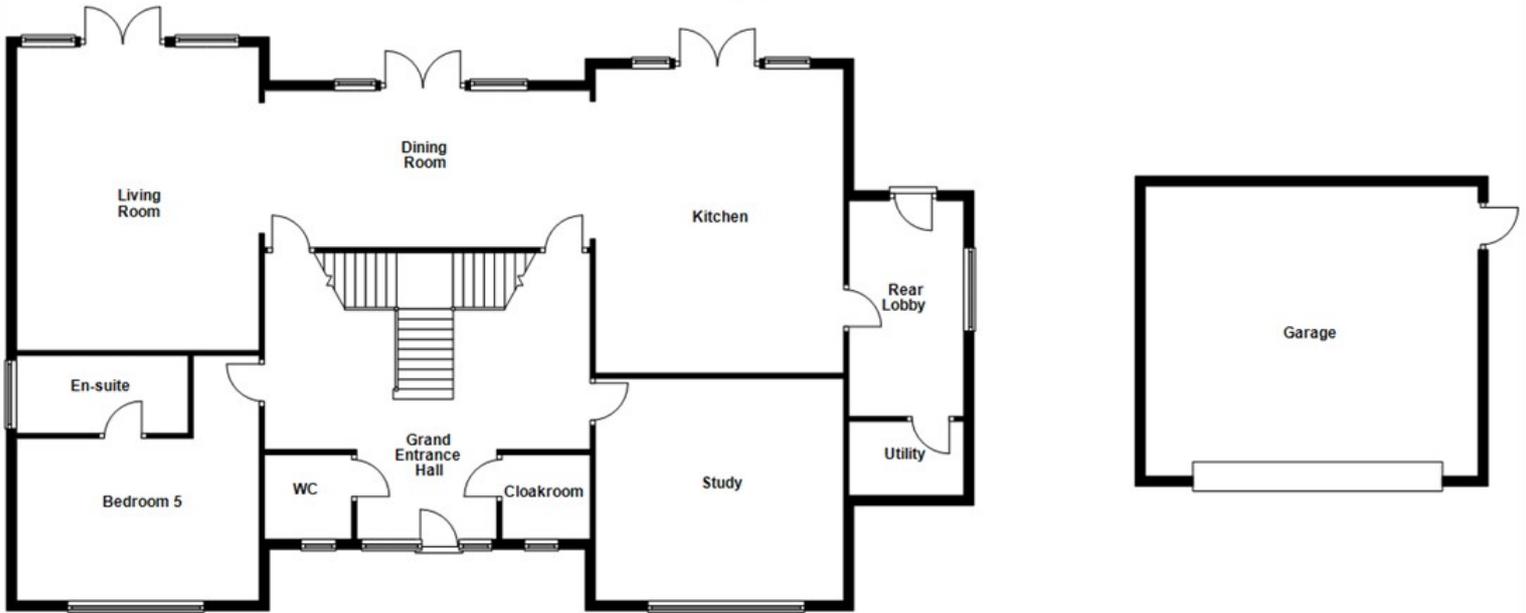


PROPOSED SECOND FLOOR PLAN - Scale: 1/32
Pkg. 2.

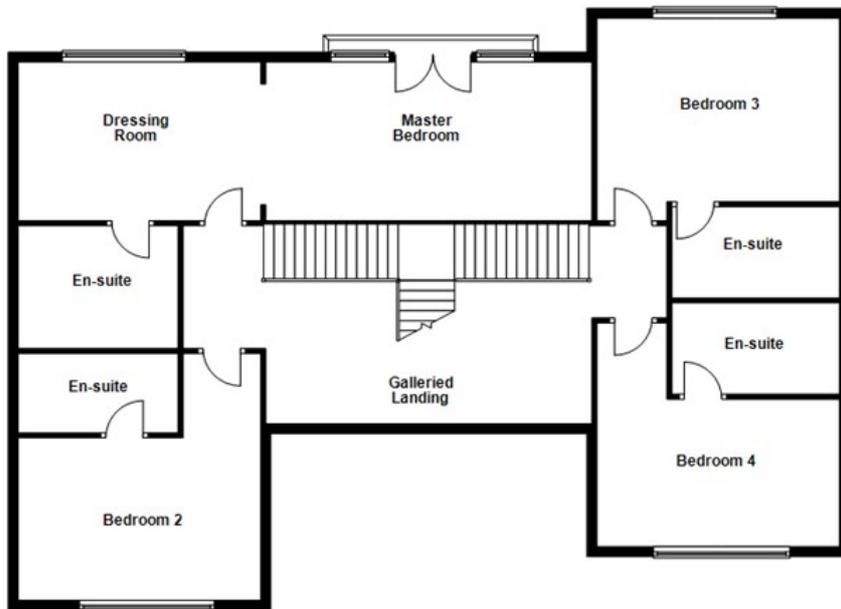


PROPOSED GARAGE PLAN - Scale: 1/32
Pkg. 2.

Ground Floor



First Floor



Directions

From our Louth office head East along Eastgate until you reach the mini roundabout. Head straight on at the first mini roundabout then turn left at the second one immediately after onto Ramsgate. Continue until the next mini roundabout and turn right onto Ramsgate Road. Continue for 300m and you will find The Grove on your left hand side.

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	

