



11 High Holme Court
Louth

NEW BUILD

BELL



NEW BUILD! An excellently appointed, spacious three-bedroom family home, ideal for family living and to the very heart of the market town of Louth. Build by respected local company Holdsworth Homes Ltd, the property enjoys characterful features including vintage cream residence collection windows and is laid out across of 1700 sq ft.

The ground floor provides an open-style living room to dining kitchen, with versatile snug and office / guest bedroom plus cloakroom completing the initial accommodation. Bifold doors from the living room and snug spaces lead to the rear patio, standing beneath the raised lawn.

Three first floor bedrooms all enjoy en suite facilities, with the front facing pair boasting a view of the spire of St James' Church in the town centre. The property includes two dedicated parking spaces to the rear, sits elevated from the road to the front and benefits from an Air Source Heat Pump system with underfloor heating throughout the ground floor.

ACCOMMODATION

Entered to the front through composite double glazed obscure door with full height obscured windows alongside; to **Hallway**, with spotlights to ceiling, wood effect flooring. Wood doors to under stairs storage, cupboard and ground floor accommodation including...

Dining Kitchen: with uPVC double glazed windows to front and side, spot lights and central light to ceiling. 1 1/2 compactor sink and drainer to square edge worktop. Excellent range of storage units to base, full height levels and island. Lamona double oven, four ring hob beneath





extractor canopy. Integrated full height fridge, freezer and under counter washing machine. Wood effect flooring, multiple power points. Wood door to **Utility**, open , with step up, to ...

Living Room: with bifold doors to side, Upvc double glazed windows to side and rear. Light to ceiling, carpet, multiple power points.

Utility: with uPVC double glazed door to rear, light to ceiling. Sink and drainer to square edge worktop, storage units beneath plus space and connections for washing machine and dryer. Wood effect flooring, multiple power points.

Cloakroom: with lights to ceiling; low level wc. Hand wash basin to storage unit, tiles to half height to walls and floor. Heated towel rail.

Snug: with bifold doors to rear, uPVC double glazed window to side. Light to ceiling, carpet, multiple power points.

Office / Bedroom 4: with uPVC double glazed windows to front and side, light to ceiling. Carpet, multiple power points.

Up carpeted stairs with oak spindle and balustrade, and glass infill, to **First Floor Gallery Landing:** with skylights to front, light over stairs and spot lights to ceiling. Loft access hatch, radiator, carpet, wood doors to cupboard housing water cylinder, and doors to first floor accommodation including:

Master Bedroom, with uPVC double glazed window to front, light to ceiling. Radiator, carpet, multiple power points, wood door to **En Suite** shower room: with uPVC double glazed obscure window to rear, spot lights to ceiling. Low level wc, hand wash basin to storage unit, bath, shower cubicle with monsoon and regular heads over. Tiles to half height to walls and to floor, two heated towel rails.

Bedroom Two: with uPVC double glazed windows to front and side , light to ceiling. Radiator, carpet, multiple





power points, wood door to **En Suite** shower room: with uPVC double glazed obscure window to rear, spot lights to ceiling. Low level wc, hand wash basin to storage unit, bath, shower cubicle with monsoon and regular heads over. Tiles to half height to walls and to floor, heated towel rail.

Bedroom Three: with uPVC double glazed windows to side and rear, lights to ceiling. Radiators, multiple power points, carpet. Wood door to **En Suite** - with lights to ceiling, low wc, hand wash basin to storage unit. Corner shower cubicle with monsoon and regular heads over, tiled to half height to walls and to floor. Heated towel rail.

OUTSIDE

The property is approached to the front, up paved steps and beneath the timber storm porch to the front door. The front is laid to low maintenance bark chippings, with infill fencing down the sides ensuring a child and pet friendly, secure rear space.

Initially laid to paved patio seating, the back garden steps up to a raised lawn, with gate in the perimeter fencing accessing the two dedicated, brick paved parking space.

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

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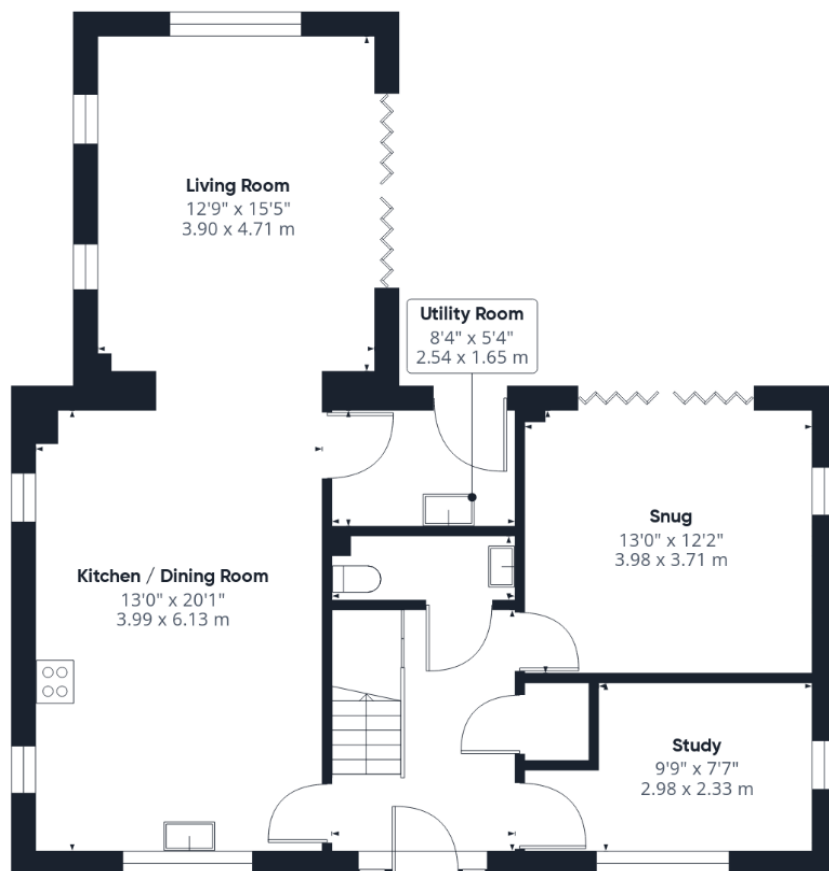
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Approximate total area⁽¹⁾

1739 ft²

161.4 m²

Reduced headroom

39 ft²

3.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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