



STEWTON LANE, LOUTH
ASKING PRICE £585,000



It is a pleasure for TES Property to offer for sale this exclusive new build property located on the popular Stewton Lane, Louth, and within close proximity to the town centre and all of its amenities. The property has been designed to a modern high specification throughout, with buyers being able to choose their preferred kitchen and wardrobes and further benefitting from:

- Underfloor heating to both the ground and first floor
 - Energy efficient Daikin air source heat pump
- Electrically operated velux windows with electric blinds
 - Fully tiled bathroom walls and floors
 - Best quality porcelain tiles to the ground floor
 - Oak doors throughout
- Super-fast broadband connected in every room
 - Fully wired for an alarm system

Viewing is highly recommended!



Proposed Dwelling

The dwelling currently under construction will be an executive four bedroom detached property with a single garage with garden room, sat on a generously sized plot and benefitting from a high specification throughout.

Entrance Hall

9'8" x 11'1"

With staircase leading to the first floor and doors into the W.C, study, lounge and kitchen diner.

W.C

2'11" x 6'0"

Office

11'3" x 6'3"

With uPVC double glazed window to the front.

Lounge

12'8" x 12'5"

With uPVC double glazed window to the front and a door leading into the kitchen diner.

Open Plan Kitchen Diner

35'7" x 10'9"

Fitted with a range of quality bespoke painted kitchen units of customers choosing with fitted appliances. There are two sets of uPVC patio doors leading out to the rear garden, uPVC double glazed window to the rear and a door into the utility.

Utility

9'1" x 6'0"

With an external door leading outside.

First Floor Landing

With doors into all bedrooms and the bathroom.

Two electric velux windows.

Bedroom One

8'7" x 8'9"

Sliding pocket door leading into the en-suite, uPVC double glazed window to the rear and side.

En-suite

11'3" x 6'3"

With uPVC double glazed window to the front and sliding pocket door.

Bedroom Two

9'3" x 10'7"

With uPVC double glazed window to the rear and sliding pocket door into the en-suite.

En-suite

6'11" x 6'1"

With sliding pocket door.

Bedroom Three

8'9" x 11'8" (max)

With uPVC double glazed window to the rear.

Bedroom Four

12'6" x 7'6" (max)

With uPVC double glazed window to the front.

Bathroom

8'3" x 6'8"

With uPVC double glazed window to the side.

Garden Room

12'1" x 12'4"

With sliding patio door to the garden.

Garage

To the side of the property there will be a single garage with a garden room behind with separate access from the gardens.

Outside

Externally the rear garden will be fully enclosed with feather edging fencing and will feature a patio, landscaping and lawns in keeping with the style of the property with a block paved driveway to the front.

Kitchen Specification

Any potential purchaser has the option to discuss and influence the final specification of the kitchen with the owner prior to completion.

Property Specification

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Tenure

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

Services

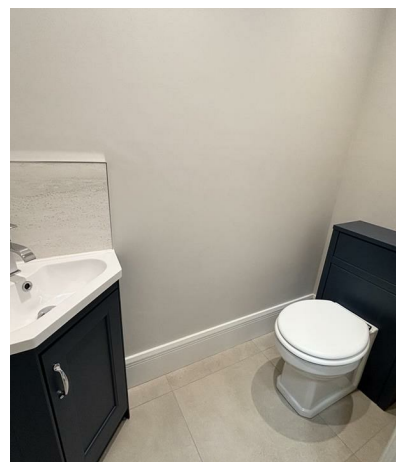
Some mains services are believed to be connected including underfloor heating to both ground and first floor. The agents have not tested or inspected any of these services or service installations and purchasers should rely on their own survey.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm



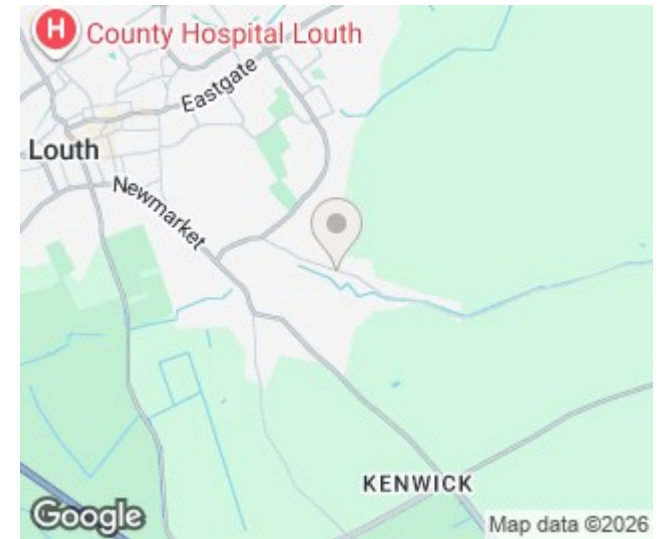


GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk

