

Plot 6, Highfields, Louth, LN11 9XZ

Exclusive Jim Fairburn Ltd Development | West side of Louth | Detached House | Living Room & Study | Kitchen Diner & Utility | Garden Room | Four Double Bedrooms | Two with Ensuites and master with a dressing room | Attached Double Garage and Gardens

Asking Price: TBC

HUNTERS[®]
HERE TO GET *you* THERE

turner evans stevens

Plot 6, Highfields, Louth, LN11 9XZ

We are delighted to offer for sale on the exclusive 'Highfields' development by Jim Fairburn Ltd a detached house on a good sized plot nestled within the West side of the popular market town of Louth.

The property comprises an entrance hall, dining kitchen having a utility room off and opening to the garden room, living room and a study. To the first floor are four double bedrooms the master bedroom with a dressing room and ensuite and the second bedroom also with an ensuite and a family bathroom.

The property stands on a good sized plot with an enclosed rear garden, front driveway providing ample off street parking and leads to the attached double garage.

SITUATION

Located within the 'West' side of the popular market town of Louth, this exclusive development is accessed off Meridian View and is within close proximity to the town centre and all of it's amenities.



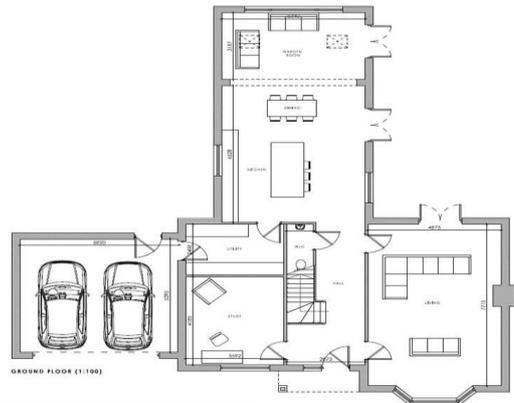
PROPOSED DWELLING

The proposed dwelling will be a four bedroom detached house with good sized gardens and a detached double garage with a driveway.



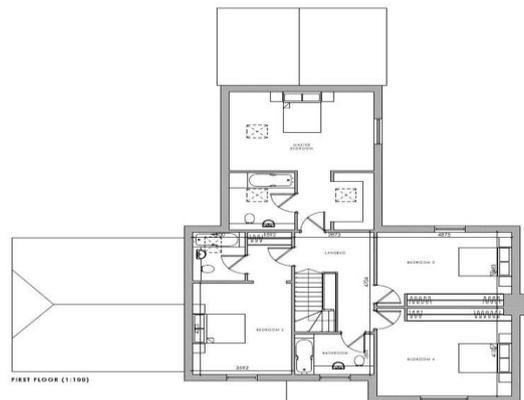
GROUND FLOOR

To the ground floor will be an entrance hall, living room with French doors to the garden, study, dining kitchen with utility room and opening to the garden room also with French doors to the gardens.



FIRST FLOOR

To the first floor will be four double bedrooms the master with a dressing room and ensuite, the second bedroom with an ensuite and a family bathroom.



ATTACHED DOUBLE GARAGE

With two electric doors and pedestrian access door.

LOUTH TOWN

Louth is a popular market town situated on the edge of the Lincolnshire Wolds an Area of Outstanding Natural Beauty. The town itself boasts a variety of independent stores such as; fruit and vegetable stores, boutique's, deli's, jewellers and many more. There are many primary and secondary schools including King Edward VI Grammar school. Additionally there is also a hospital, several doctors surgeries and supermarkets and leisure facilities.



WESTGATE FIELDS

Located on the west side of town are Westgate Fields, beautiful parkland perfect for dog walking. Beyond is Hubbards Hills with pleasant streams and is great for families.



GENERAL

SPECIFICATION

Jim Fairburn Ltd have advised us of the following specification for the Highfield's Development which is under a 10 year warranty:

Internally:

- Composite front doors, uPVC double glazed windows throughout and internal Oak doors.
- Oak staircases.
- Burglar alarm systems.
- £50,000 allowance for kitchens, bathrooms and tiling.
- Ground floor underfloor heating throughout with individual rooms stats.
- Painting and decorating.

Externally:

- The road will be adopted.
- Block paved driveway.
- Paths and patio areas in Indian Sandstone.
- Fencing and hedges where shown and grass seeded.
- uPVC fascia and soffits.
- Saxon multi bricks and red clay pantiles.

SERVICES

Mains electricity, gas, drainage water and BT are understood to be connected. Central heating by a gas fired combi boiler. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

TENURE

We believe this property to be Freehold and are awaiting solicitors confirmation. All interested parties are advised to make their own enquiries.

VIEWINGS

By prior appointment to arrange an accompanied Site Visit with the Building Firm, to be arranged via the Hunters Turners Evans Stevens Office in Louth (01507601633)

OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 1.00pm

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.