# Queen Street Place

## LOUTH TOWN CENTRE

A unique development of 2, 3 and 4 bedroom homes in the heart of the beautiful market town of Louth

THE NEW HOMES AGENT

**Queen Street Place, Louth**
**LN11 9BE**

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## Description

Located in the picturesque market town of Louth in the heart of the Lincolnshire Wolds, we are proud to present an outstanding development of six exclusive, beautifully designed homes, traditionally built to a high specification.

This unique development is set back from the high street offering a feeling of seclusion whilst being just a short walk from local amenities. The location also offers easy access to both the historic city of Lincoln & the scenic Lincolnshire coastline.

Each home offers spacious, contemporary living areas, open plan kitchen diners with integrated appliances, modern family bathrooms, private well-proportioned and fully landscaped gardens with designated parking for 1 vehicle.

There are many schools and educational establishments throughout Louth for children of all ages. For primary education, The Louth Kidvgate Primary Academy rated 'Outstanding' and St Michael's Church of England Primary School rated 'good' in their latest Ofsted reports – are just a short distance

Louth is well-served for secondary-level education with King Edward VI Grammar School and Monks' Dyke Tennyson College, while for further education there is Cordeaux School.

## Plot Price Guide

| | |
|---|---|
| Plot 1 | SSTC |
| Plot 2 | £245,000 |
| Plot 3 | £245,000 |
| Plot 4 | £235,000 |
| Plot 5 | £235,000 |
| Plot 6 | £197,500 |

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## Site Plan

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## Specification Schedule

### External

- Natural Slate Pitched Roof
- Composite Front Door
- UPVC Windows & Patio Doors in Anthracite Grey (FENSA)
- Feature stone cills
- Allocated parking bay (1 per property)
- Velux style windows
- Covered bin storage areas

### Internal

#### Plumbing

- Underfloor heating to ground floor with wall mounted controls
- Un-vented pressurised hot water system, wet radiators to upper floors
- Grohe Power showers
- Mitsubishi Eco Dan Air Source heating and hot water system

#### Staircases

- Contemporary white painted timber staircases laid to carpet

#### Floor Finishes

- Ceramic tiling and/or Amtico LVT flooring (luxury vinyl floor), all areas apart from bedrooms (these will be carpeted)

#### Joinery

- Skirting, architrave & windows boards to be moulded MDF
- Internal doors to be modern hardwood veneered. (grey)
- High quality fitted ironmongery to match sockets & switches

#### Electrical

- All ground floor sockets and switches to be brushed chrome.
- Spotlights & feature pendant fittings to kitchen, diner & living room areas
- Feature pendant fittings to be included on first floor landings
- Pendant light fittings to be included everywhere else (end user choice)
- Integrated fire alarms

#### Bathrooms & En-suites

- Tiling to bath, shower and splash backs
- Vanity units where applicable

#### Kitchens

- Fully fitted contemporary kitchen with quality appliances integrated oven, hob, dishwasher, extractor & fridge freezer

# Plot 1 | £245,000

- 3 Storey Living
- Undercover Storm Porch Leading to Hall
- Utility & Ground Floor W/C
- Open Plan Ground Floor Layout
- Contemporary Grey Internal Doors
- Luxury Amtico Style Flooring to Ground Floor
- Premium Carpets to Landing and Bedrooms
- Stylish Kitchens with Integrated Appliances
- 4 Double Bedrooms Across 1st & 2nd Floors
- Family bathroom and en-suite to master
- 1 Allocated Parking Space
- Private Rear Garden with Astroturf for Easy Maintenance
- Floor to Ceiling Windows
- High Specification Throughout

| Room Sizes | M | F |
|---|---|---|
| **Ground Floor** | | |
| Hall | 2.01 x 2.08 | 6'7" x 6'9" |
| Utility/WC | 2.64 x 1.90 | 8'8" x 6'2" |
| Kitchen/Diner | 2.40 x 6.13 | 7'10" x 20'1" |
| Lounge | 4.96 x 5.17 | 16'3" x 16'11" |
| **First Floor** | | |
| Bedroom 1 | 4.07 x 4.17 | 13'4" x 13'8" |
| Bathroom | 4.07 x 1.88 | 13'4" x 6'2" |
| Bedroom 2 | 3.29 x 3.07 | 10'9" x 10'1" |
| Bedroom 3 | 3.29 x 2.95 | 10'9" x 9'8" |
| **Second Floor** | | |
| Bedroom 4 | 4.85 x 3.30 | 15'11 x 10'10 |
| Ensuite | 0.84 x 2.30 | 2'9" x 7'6" |

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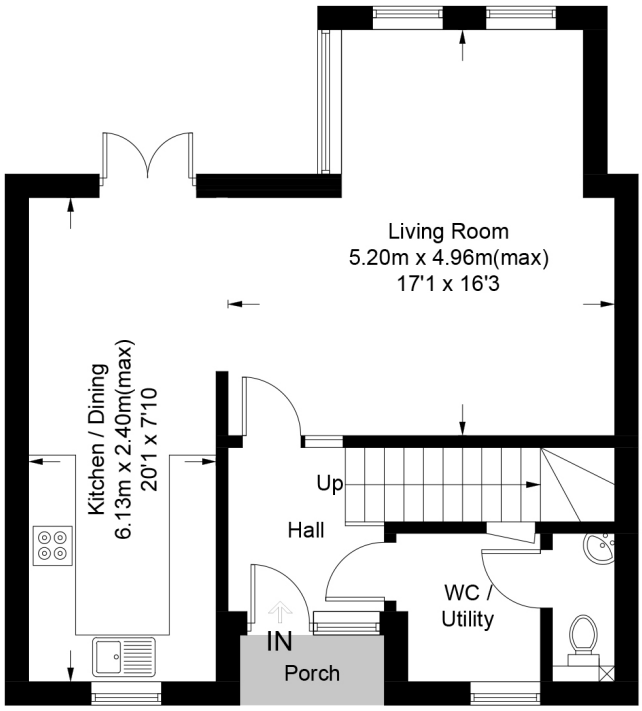
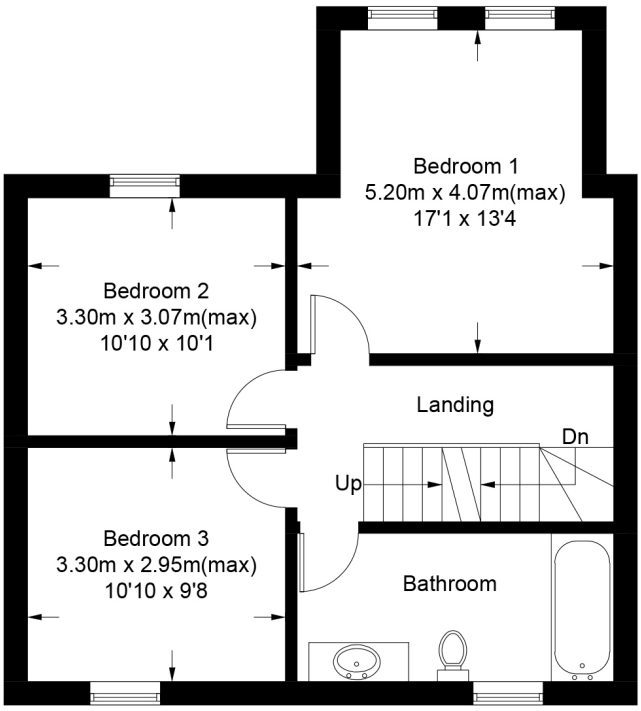
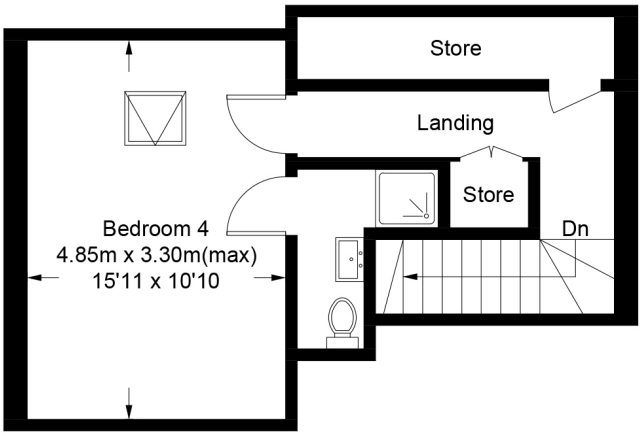
# Floorplan




## Ground Floor




## First Floor




## Second Floor

Approximate Gross Internal Area
Ground Floor = 51.3 sq m / 552 sq ft
First Floor = 53.2 sq m / 573 sq ft
Second Floor = 32.4 sq m / 349 sq ft
Total = 136.9 sq m / 1474 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID604198)

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# Plot 2 | £245,000

- 3 Storey Living
- Undercover Storm Porch Leading to Hall
- Utility & Ground Floor W/C
- Open Plan Ground Floor Layout
- Contemporary Grey Internal Doors
- Luxury Amtico Style Flooring to Ground Floor
- Premium Carpets to Landing and Bedrooms
- Stylish Kitchens with Integrated Appliances
- 4 Double Bedrooms Across 1st & 2nd Floors
- Family bathroom and en-suite to master
- 1 Allocated Parking Space
- Private Rear Garden with Astroturf for Easy Maintenance
- Floor to Ceiling Windows
- High Specification Throughout

| Room Sizes | M | F |
|---|---|---|
| **Ground Floor** | | |
| Hall | 2.01 x 2.08 | 6'7" x 6'9" |
| Utility/WC | 2.64 x 1.90 | 8'8" x 6'2" |
| Kitchen/Diner | 2.40 x 6.13 | 7'10" x 20'1" |
| Lounge | 4.96 x 5.17 | 16'3" x 16'11" |
| **First Floor** | | |
| Bedroom 1 | 4.07 x 4.17 | 13'4" x 13'8" |
| Bathroom | 4.07 x 1.88 | 13'4" x 6'2" |
| Bedroom 2 | 3.29 x 3.07 | 10'9" x 10'1" |
| Bedroom 3 | 3.29 x 2.95 | 10'9" x 9'8" |
| **Second Floor** | | |
| Bedroom 4 | 4.85 x 3.30 | 15'11 x 10'10 |
| Ensuite | 0.84 x 2.30 | 2'9" x 7'6" |

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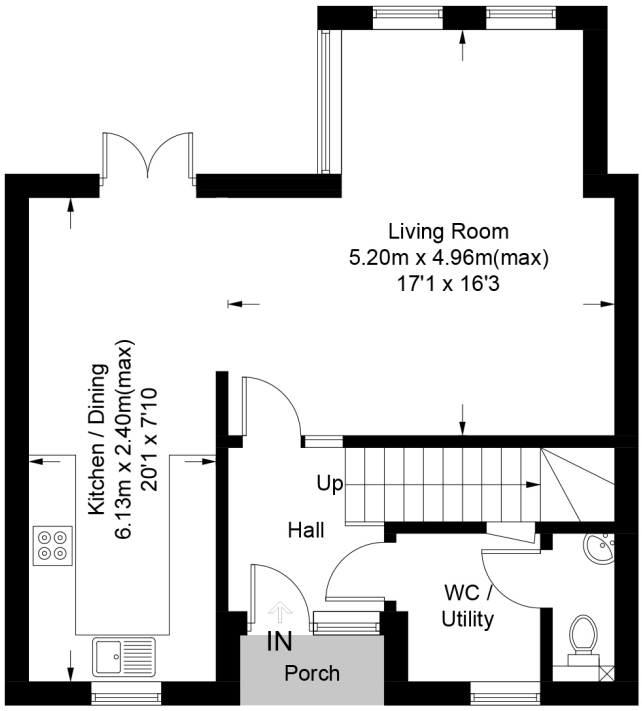
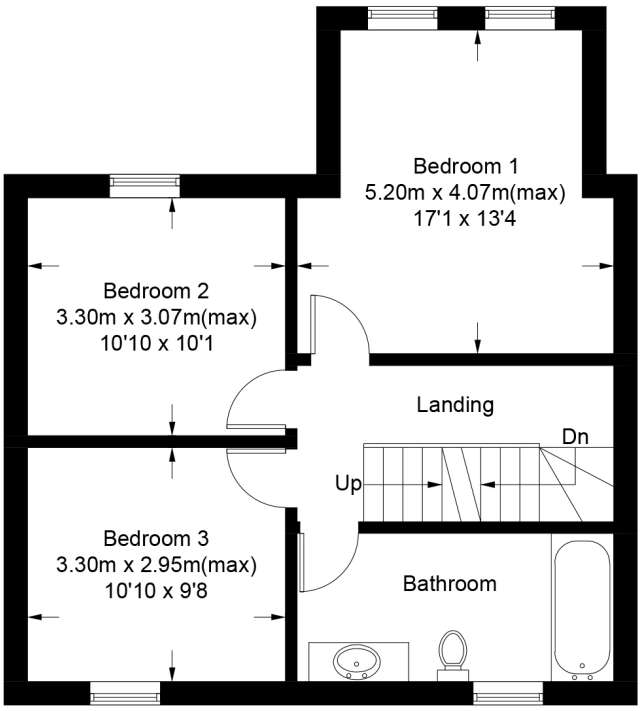
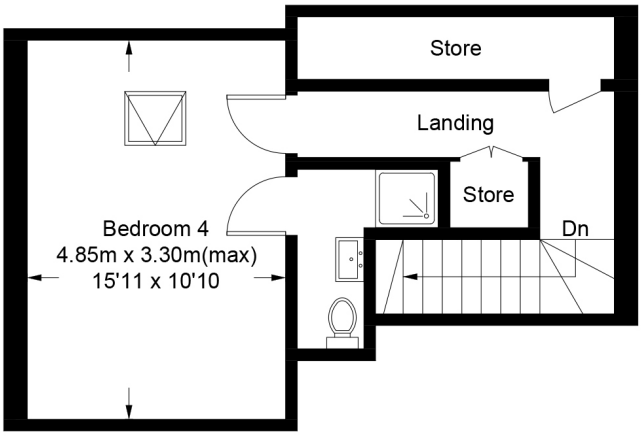



## Ground Floor




## First Floor




## Second Floor

Approximate Gross Internal Area
Ground Floor = 51.3 sq m / 552 sq ft
First Floor = 53.2 sq m / 573 sq ft
Second Floor = 32.4 sq m / 349 sq ft
Total = 136.9 sq m / 1474 sq ft

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# Plot 3 | £245,000

- 3 Storey Living
- Undercover Storm Porch Leading to Hall
- Utility & Ground Floor W/C
- Open Plan Ground Floor Layout
- Contemporary Grey Internal Doors
- Luxury Amtico Style Flooring to Ground Floor
- Premium Carpets to Landing and Bedrooms
- Stylish Kitchens with Integrated Appliances
- 4 Double Bedrooms Across 1st & 2nd Floors
- Family bathroom and en-suite to master
- 1 Allocated Parking Space
- Private Rear Garden with Astroturf for Easy Maintenance
- Floor to Ceiling Windows
- High Specification Throughout

| Room Sizes | M | F |
|---|---|---|
| **Ground Floor** | | |
| Hall | 2.01 x 2.10 | 6'7" x 6'10" |
| Utility/WC | 2.64 x 1.90 | 8'8" x 6'2" |
| Kitchen/Diner | 2.48 x 6.22 | 7'10" x 20'1" |
| Lounge | 4.96 x 5.20 | 16'3" x 17'1" |
| **First Floor** | | |
| Bedroom 1 | 4.06 x 5.17 | 13'4" x 13'8" |
| Bathroom | 4.06 x 1.88 | 13'4" x 6'2" |
| Bedroom 2 | 3.29 x 3.07 | 10'9" x 10" |
| Bedroom 3 | 3.29 x 2.95 | 10'9" x 9'8" |
| **Second Floor** | | |
| Bedroom 4 | 4.90 x 4.00 | 16'1 x 13' |
| Ensuite | 0.84 x 2.30 | 2'9" x 7'6" |

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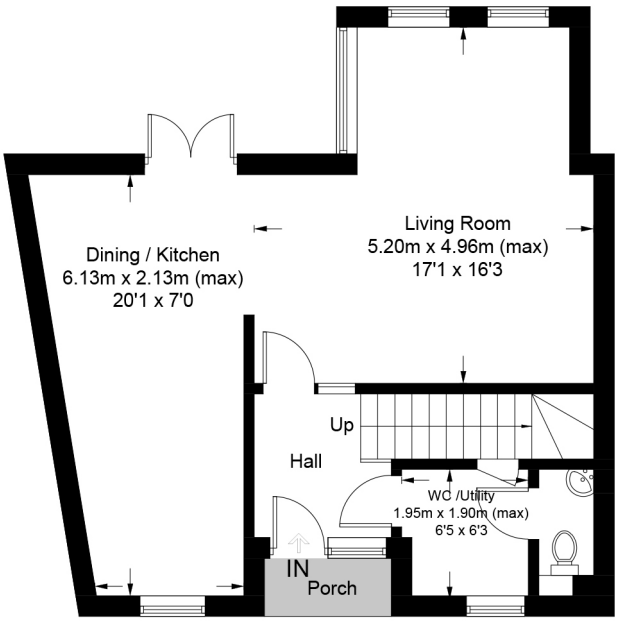
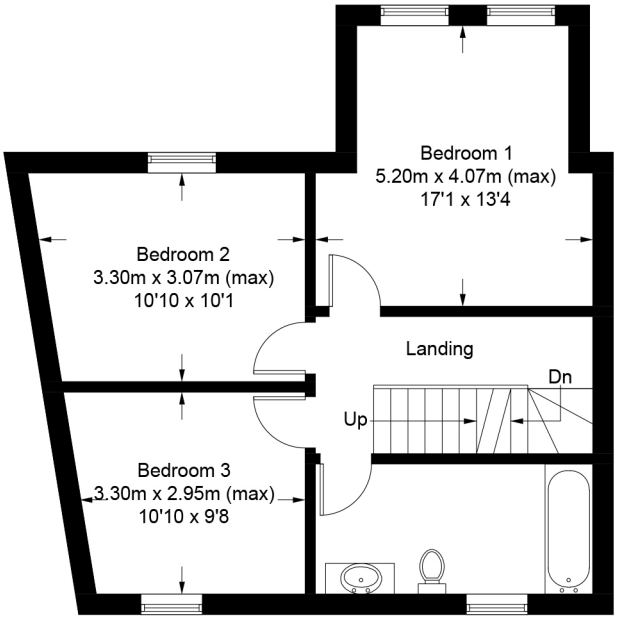
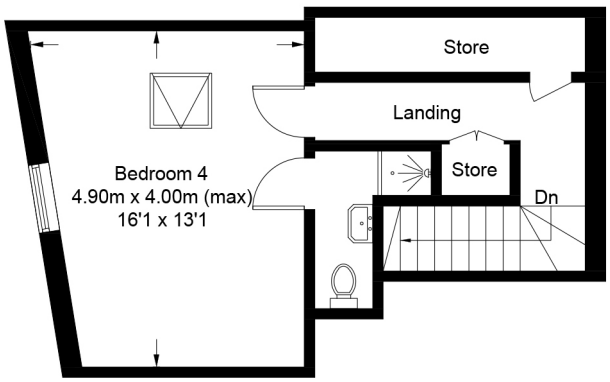
# Floorplan




**Ground Floor**




**First Floor**




**Second Floor**

Approximate Gross Internal Area
Ground Floor = 52.6 sq m / 566 sq ft
First Floor = 54.3 sq m / 584 sq ft
Second Floor = 33.5 sq m / 360 sq ft
Total = 140.4 sq m / 1510 sq ft

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# Plot 4 | £235,000

- 3 Storey Living
- Undercover storm porch leading to Lobby & Hallway
- Ground Floor W/C
- Open Plan Kitchen Diner Lounge
- Full Height Windows and Patio doors to Private Rear Garden
- Contemporary Grey Internal Doors
- Luxury Amtico Style Flooring to Ground Floor
- Premium Carpets to Landing and Bedrooms
- Stylish Kitchens with Integrated appliances
- 3 Double Bedrooms across 1st & 2nd Floors
- Family Bathroom & Ensuite to Master
- 1 Allocated Parking Space
- High Specification Throughout

| Room Sizes | M | F |
|---|---|---|
| **Ground Floor** | | |
| Lobby | 2.03 x 1.80 | 6'7" x 5'10" |
| WC | 0.85 x 1.67 | 2'9" x 5'5" |
| Hall | 3.27 x 3.77 | 10'8" x 12'4" |
| Lounge | 4.17 x 3.77 | 13'8" x 12'4" |
| Kitchen/Diner | 6.17 x 3.36 | 20'3" x 11'11" |
| **First Floor** | | |
| Bedroom 2 | 3.07 x 5.04 | 10'0" x 16'6" |
| Bedroom 3 | 3.07 x 5.04 | 10'0" x 16'6" |
| Bathroom | 1.95 x 2.50 | 6'4" x 8'2" |
| **Second Floor** | | |
| Bedroom 1 | 4.88 x 5.07 | 16'0" x 16'7" |
| Ensuite | 2.30 x 2.50 | 7'6" x 8'2" |

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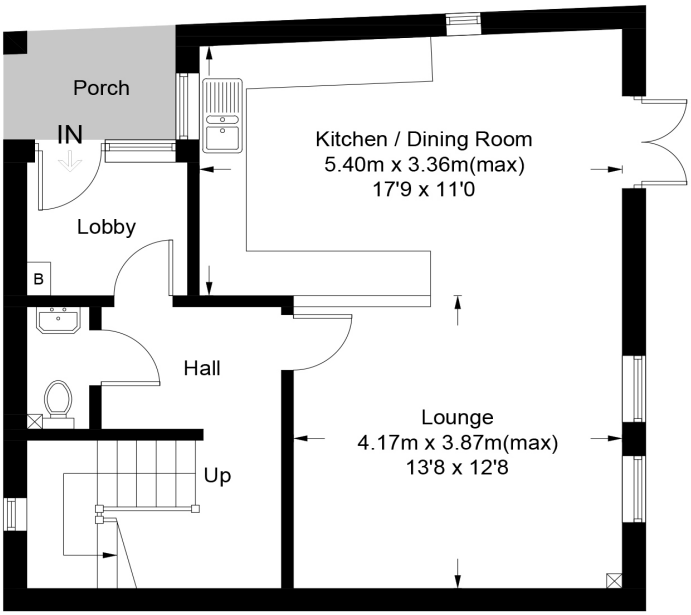
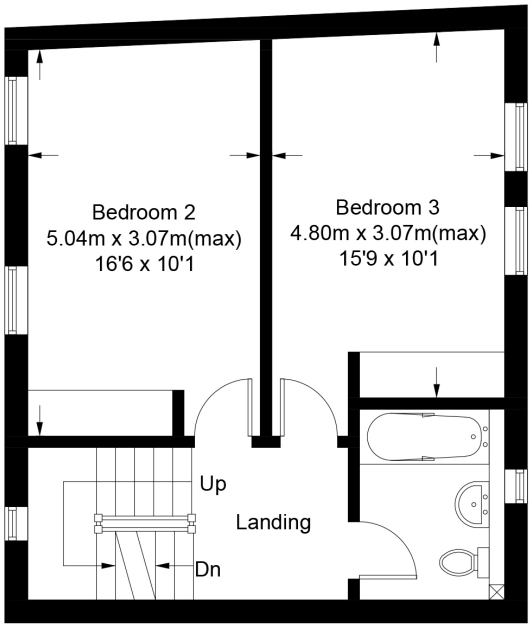
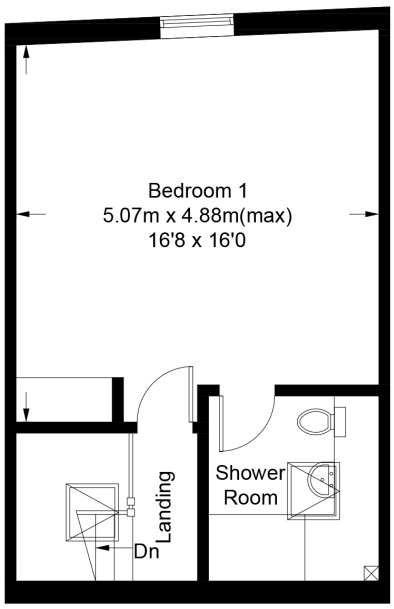
# Floorplan




## Ground Floor




## First Floor




## Second Floor

Approximate Gross Internal Area
Ground Floor = 49 sq m / 527 sq ft
First Floor = 45.5 sq m / 490 sq ft
Second Floor = 35.5 sq m / 382 sq ft
Total = 130 sq m / 1399 sq ft

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# Plot 5 | £235,000

- 3 Storey Living
- Undercover storm porch leading to Lobby & Hallway
- Ground Floor W/C
- Open Plan Kitchen Diner Lounge
- Full Height Windows and Patio doors to Private Rear Garden
- Contemporary Grey Internal Doors
- Luxury Amtico Style Flooring to Ground Floor
- Premium Carpets to Landing and Bedrooms
- Stylish Kitchens with Integrated appliances
- 3 Double Bedrooms across 1st & 2nd Floors
- Family Bathroom & Ensuite to Master
- 1 Allocated Parking Space
- High Specification Throughout

| Room Sizes | M | F |
|---|---|---|
| **Ground Floor** | | |
| Lobby | 2.03 x 1.80 | 6'7" x 5'10" |
| WC | 0.85 x 1.67 | 2'9" x 5'5" |
| Hall | 3.27 x 3.77 | 10'8" x 12'4" |
| Lounge | 4.17 x 3.77 | 13'8" x 12'4" |
| Kitchen/Diner | 6.17 x 3.36 | 20'3" x 11'11" |
| **First Floor** | | |
| Bedroom 2 | 3.07 x 5.04 | 10'0" x 16'6" |
| Bedroom 3 | 3.07 x 5.04 | 10'0" x 16'6" |
| Bathroom | 1.95 x 2.50 | 6'4" x 8'2" |
| **Second Floor** | | |
| Bedroom 1 | 4.88 x 5.07 | 16'0" x 16'7" |
| Ensuite | 2.30 x 2.50 | 7'6" x 8'2" |

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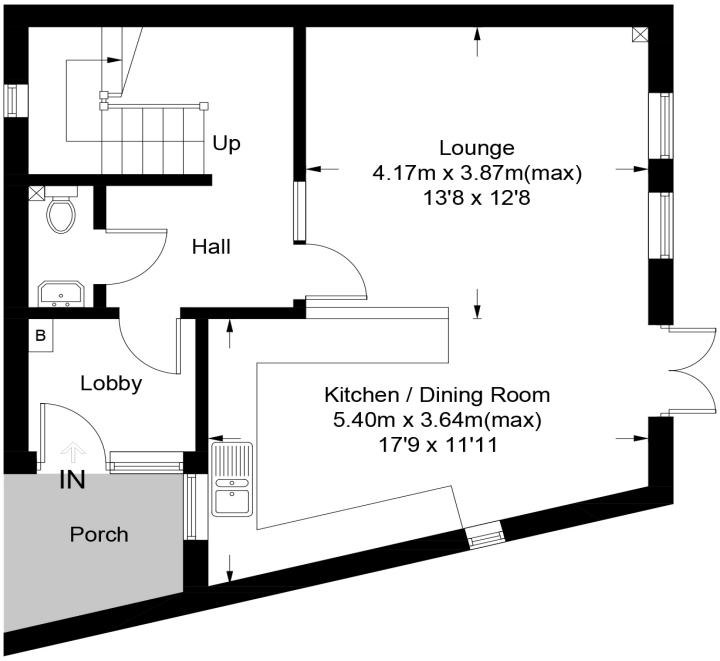
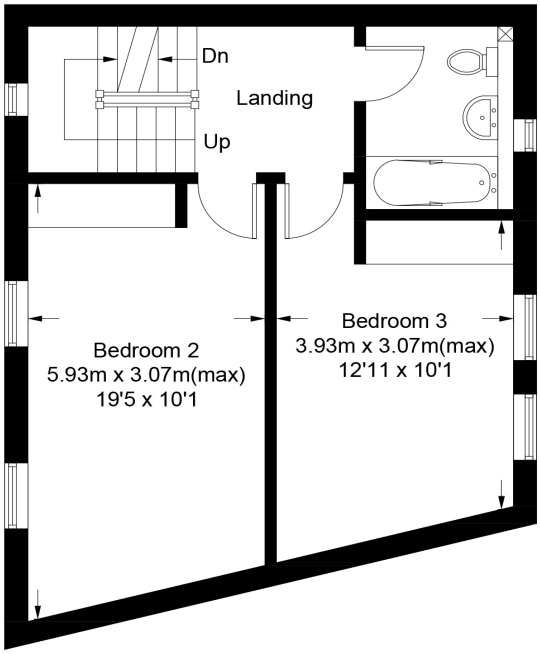
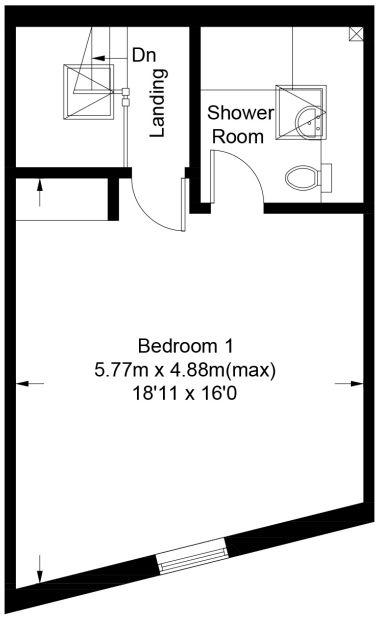
# Floorplan




## Ground Floor




## First Floor




## Second Floor

Approximate Gross Internal Area
Ground Floor = 51.5 sq m / 554 sq ft
First Floor = 45.5 sq m / 490 sq ft
Second Floor = 35.5 sq m / 382 sq ft
Total = 132.5 sq m / 1426 sq ft

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# Plot 6 | £197,500

- Private Detached Living
- Open Plan Kitchen Diner with Integrated Appliances
- Patio Doors to Enclosed Rear Garden with Astroturf
- Luxury Amtico Style Flooring to Ground Floor
- Premium Carpets to Landing and Bedrooms
- Contemporary, Grey Internal Doors
- Spacious Lounge Overlooking Rear Garden
- full Height, Floor to Ceiling Windows
- Ground Floor Utility & W/C
- 2 Double Bedrooms & Family Bathroom
- High Specification Throughout
- 1 Allocated Parking Space

| Room Sizes | M | F |
|---|---|---|
| **Ground Floor** | | |
| Utility | 2.21 x 1.80 | 7'3" x 5'10" |
| WC | 0.99 x 1.78 | 3'3" x 5'10" |
| Kitchen/Diner | 3.32 x 6.02 | 10'10" x 19'9" |
| Lounge | 3.32 x 5.24 | 10'10" x 17'2" |
| **First Floor** | | |
| Bedroom 1 | 3.35 x 4.77 | 10'11" x 15'7" |
| Bedroom 2 | 3.32 x 4.75 | 10'10" x 15'7" |
| Bathroom | 2.50 x 1.80 | 8'2" x 5'10" |

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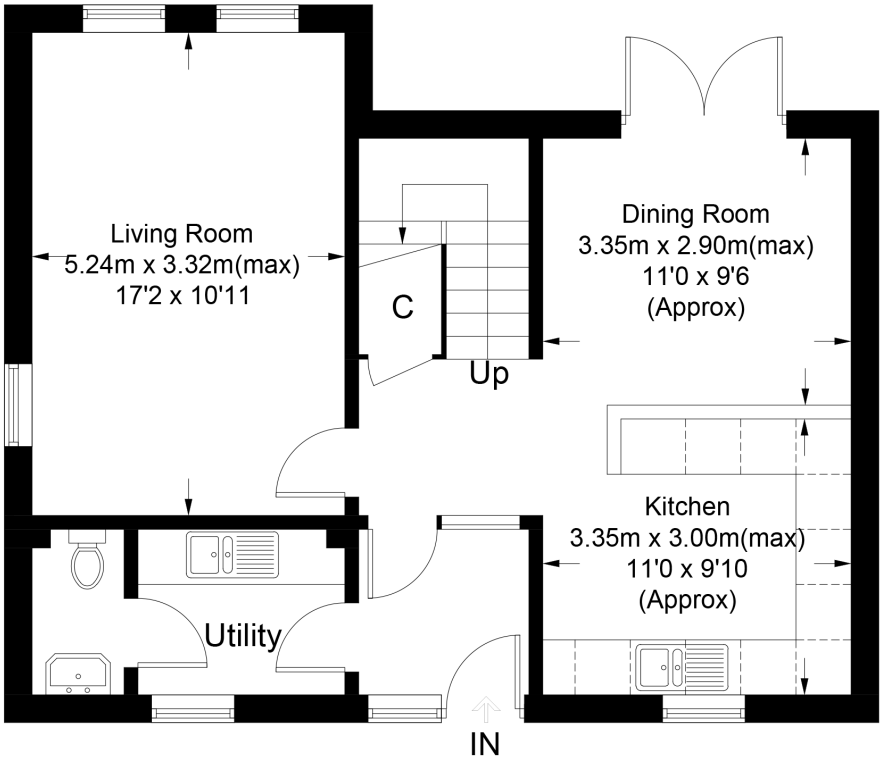
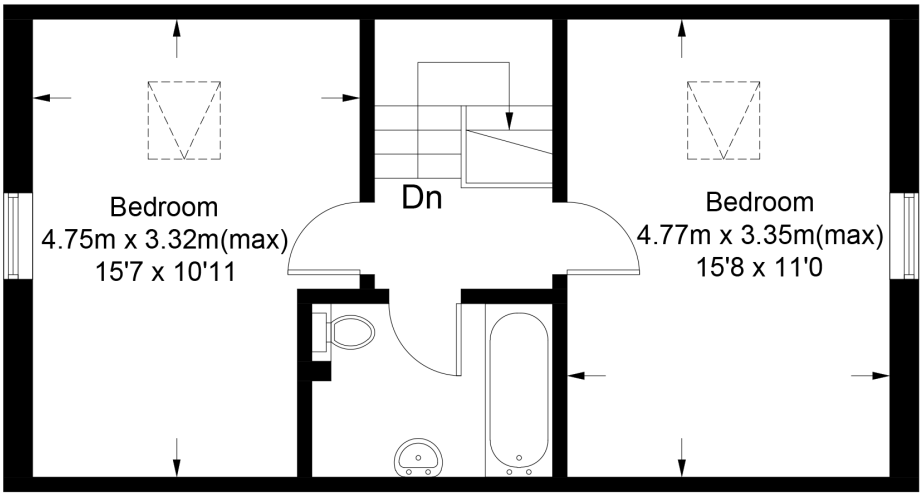



## Ground Floor




## First Floor

Approximate Gross Internal Area
Ground Floor = 56.2 sq m / 605 sq ft
First Floor = 41.6 sq m / 448 sq ft
Total = 97.8 sq m / 1053 sq ft

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