



ROBERTS MEADOW, ALVINGHAM, LOUTH
£550,000



Exceptional Four Bedroom Detached Residence nestled within the highly sought-after village of Alvingham, on the prestigious Roberts Meadows development, this outstanding four-bedroom detached residence occupies a prime corner plot and is presented to an impeccable standard throughout. Offering an abundance of space, style, and versatility, this home perfectly blends refined living with modern comfort. Designed with both family life and entertaining in mind, the property boasts beautifully proportioned interiors and a seamless flow of living space, complemented by a unique and highly desirable detached log cabin. This exceptional home offers a rare opportunity to acquire a truly turn-key property in one of the area's most desirable locations.



Entrance Hall

Enter the property through a contemporary aluminium door with glazed side panels into a spacious open plan entrance hall with underfloor heating running throughout the ground floor and an oak staircase with open tread and glass bannister, under floor heating and open plan into a spacious kitchen, dining and family space.

Downstairs W.C

1.054m x 1.937m (3'5" x 6'4")

Fitted with a modern concealed cistern W.C, wash basin with vanity cupboard with tiled splash back and a heated towel rail and an extractor fan.

Open Plan Kitchen Diner

5.88m x 4.69m (19'3" x 15'4")

A stylish modern kitchen featuring fitted wall and base units, complete with fully integrated appliances including a spacious larder fridge and freezer. A sleek stainless steel sink with drainer is paired with a convenient boiling water tap. Elegant granite worktops run throughout, complemented by a central island offering additional storage cupboards beneath. The kitchen is equipped with a Neff induction hob and extractor fan overhead, an oven and microwave as well as a dedicated wine fridge. Patio doors open onto the side garden, while bifold doors lead seamlessly to the rear garden, creating a bright and airy indoor-outdoor living space. Electric operated blinds to the bifold doors.

Utility Room

2.27m x 1.952m (7'5" x 6'4")

Fitted with wall and base units with contrasting work tops and a stainless steel sink and drainer with chrome mixer taps, there is space for a dishwasher and plumbing for a washing machine. The wall mounted central heating boiler is located in the utility room and an internal door leads to the garage.

Double Garage

6.03m x 5.15m (19'9" x 16'10")

The garage benefits from power and lighting with two electric roller doors and loft access for additional storage.

Living Room

3.43m x 6.29m (11'3" x 20'7")

An elegant and light room, tastefully decorated in neutral tones with a focal feature log burner with slate hearth and wooden mantel, patio doors to the rear aspect overlooking the garden. A uPVC double glazed window to the front aspect. Glass doors lead to the Hall.

Snug/Office

3.44m x 4.22m (11'3" x 13'10")

A generous and versatile room, adaptable to suit your families needs, having a uPVC window to the front aspect and TV points.

First Floor Landing

A galleried landing with a uPVC double glazed window allowing natural light to flood into the upper floor, there is a radiator and access to the loft space.

Principal Bedroom

4.67m x 3.67m (15'3" x 12'0")

A stunning executive principal bedroom featuring full-length, dual-aspect windows that flood the space with natural light and offer serene views over the rear garden, with electric operated blinds to the windows. The generous floor area easily accommodates a super-king-size bed while still providing ample room for additional furnishings or a dedicated seating area. A centrally positioned heating radiator, this beautiful room offers a warm and welcoming retreat that blends elegance with everyday practicality.

Dressing Room/Walk in Wardrobe

1.37m x 1.64m (4'5" x 5'4")

Fitted with a comprehensive range of stylish and modern fitted wardrobes, a radiator and a uPVC window for natural light.

En-suite Shower Room

1.94m x 2.28m (6'4" x 7'5")

A lovely ensuite fitted with a modern white three-piece suite, comprising a shower cubicle with a large rainfall shower head and separate handheld attachment, a wash basin set on a vanity unit with drawer storage beneath and a bronze mosaic-tiled splashback, and a low-level flush W.C. The room benefits from a UPVC frosted window providing natural light and privacy, along with a floor-to-ceiling heated towel rail for added comfort.

Bedroom 2

3.45m x 3.85m (11'3" x 12'7")

A generous second bedroom with a uPVC double glazed window to the front aspect, TV point and radiator.

Bedroom 3

3.43m x 3.08m (11'3" x 10'1")

Having a uPVC double glazed window to the front aspect and a radiator.

Bedroom 4

3.09m x 3.44m (10'1" x 11'3")

Having a uPVC double glazed window to the rear aspect and a radiator.

Bathroom

2.32 x 3.45 (7'7" x 11'3")

Fitted with a modern white suite comprising a shower cubicle, low level W.C and a beautiful freestanding bath with mixer taps and shower attachment.

Cabin

A fantastic addition to any home, this versatile log cabin is fully equipped with power, lighting, and a water supply. It offers endless possibilities for use and is currently set up as a beauty spa, allowing the vendor to work from home while still enjoying a dedicated space separate from the main property.

Lobby

2.37m x 2.00m (7'9" x 6'6")

Having a uPVC door to the side and front aspect and a sliding door to W.C.

W.C/ Cloak Room

2.00m x 1.49m (6'6" x 4'10")

Having a W.C and wash basin with vanity storage cupboard, a wall mounted 'Triton' hot water tap. There is a frosted window to the front aspect allowing natural light and the fuse box.

Treatment Room

3.88m x 3.92m (12'8" x 12'10")

Having a uPVC door to the front and a wall mounted electric radiator.

Front Garden

The property is positioned at the far end of this exclusive development, occupying a generous corner plot. A spacious gravel driveway provides ample parking for multiple vehicles. The front garden features a well-maintained lawn bordered by hedging and mature shrubs, creating an attractive and private setting. Additional benefits include an external electric power point, water tap, and stylish up-and-down exterior lighting. A further lawned area, along with a pathway, leads to a gate offering convenient access to the rear garden.

Rear Garden

The beautifully presented rear garden is fully enclosed and thoughtfully designed to create a private, expansive outdoor retreat. It fans out to reveal a substantial lawn with open views, offering a wonderful sense of space and tranquillity. A generous patio spans the rear of the property and is cleverly arranged into three distinct seating areas, allowing you to enjoy sunlight from morning through to evening—perfect for both relaxing and entertaining.

The garden is further enhanced by elegant up-and-down lighting, raised, well-stocked borders with mature planting, and a carefully considered mix of fencing, hedging, and established trees, creating a refined and secluded setting. Practical features are equally impressive, including a large storage shed, LPG tank, sensor lighting, CCTV, and a comprehensive alarm system—delivering both convenience and peace of mind.

Tenure

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

Council Tax Band

East Lindsey Council Tax Band F

Services

Mains water, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Brochure Prepared

March 2026

Viewings

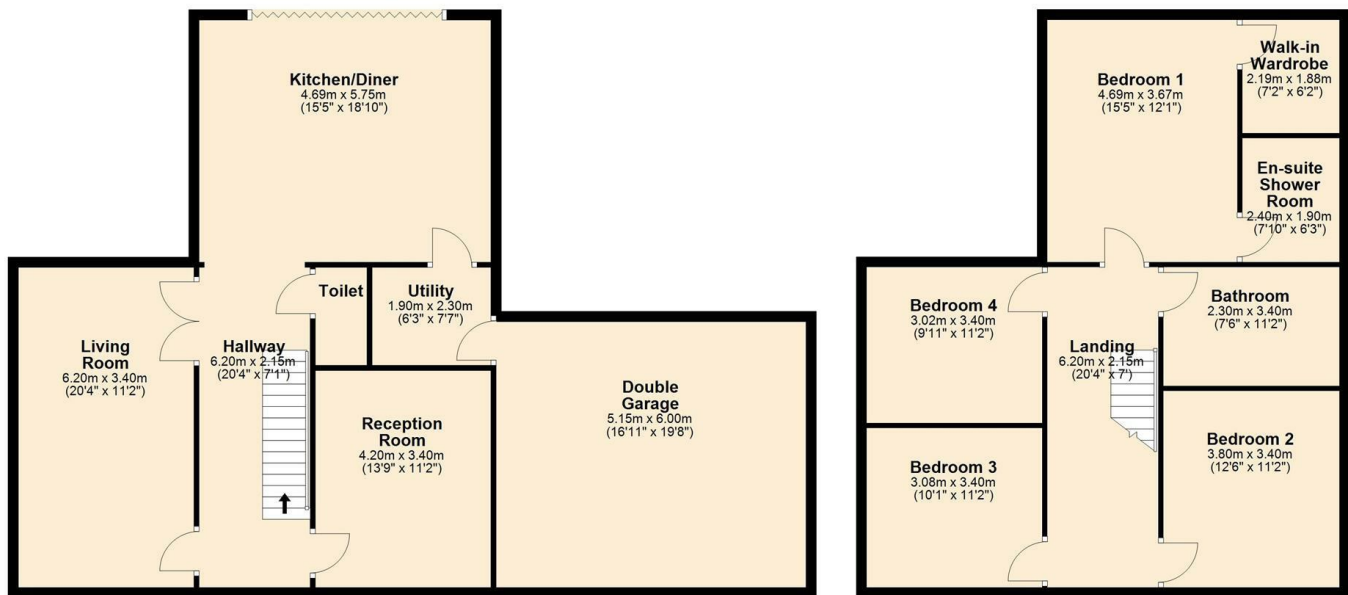
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		85	
(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	



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.

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