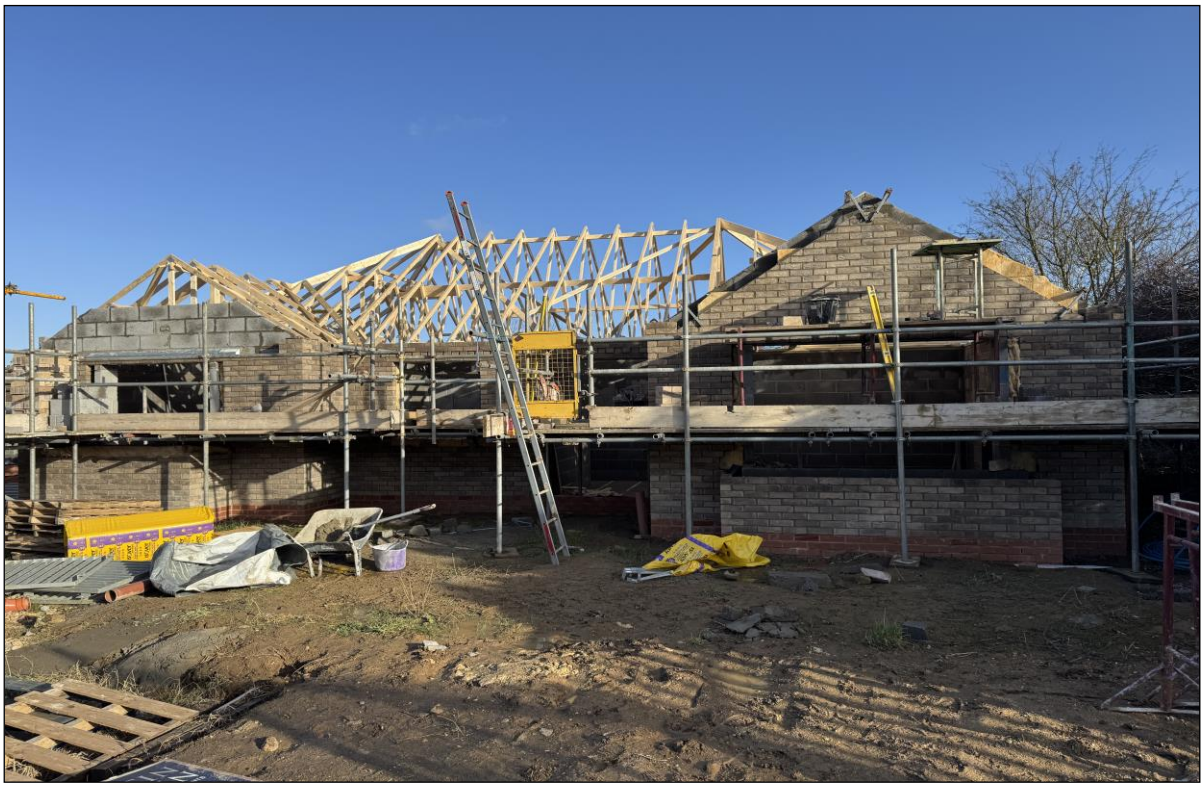
MARTIN MASLIN

PLOT 152
NEW DEVELOPMENT
LAND OFF FIELD HEAD ROAD
LACEBY
GRIMSBY
DN37 7SS



COMING SOON!
AN EXCITING OPPORTUNITY TO AQUIRE AN IMPRESSIVE DETACHED BUNGALOW DESIGNED FOR THE OVER 55'S. WELL DESIGNED INCLUDING A STUNNING OPEN PLAN LIVING DINING KITCHEN WITH A SIGNITURE FEATURE WINDOW, THREE GOOD SIZED BEDROOMS AND TWO BATHROOMS. PLOT 152 OCCUPIES A LOVELY POSITION WITH A GOOD SIZED EAST FACING REAR GARDEN OVERLOOKING OPEN SPACE TO ONE SIDE AND AN EXTRA LARGE FRONT GARDEN. THERE WILL BE AN ATTACHED GARAGE AND PRIVATE DRIVEWAY.

£385,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

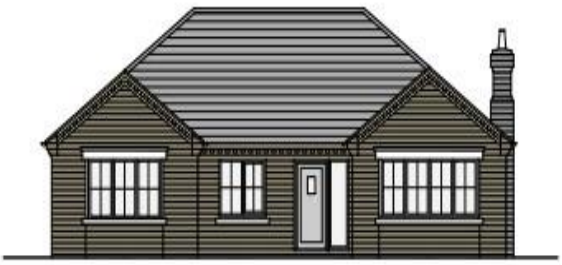
Situated in the popular village of Laceby, this exceptional new development brings a mix of beautifully designed semi detached house, spacious bungalows and elegant detached homes. Built by one of the regions most trusted and reputable new developers WJC Developments, this new development of high quality construction, thoughtful layout and modern amenities will create a neighbourhood to suite every lifestyle.

A perfect Location just a short drive from Grimsby and within easy reach of the A180. The new Laceby development offers both tranquility and convenience. Enjoy the village life with the added benefit of the countryside on your doorstep providing excellent walks. Features to wall in love with, weather you require single storey living in a bungalow or the extra space in a detached home, there is a variety of layouts offering something for everyone. Contemporary interiors all equipped with sleek modern kitchens, stylish bathrooms, and spacious living areas to make life comfortable and enjoyable.

Beautiful outdoor spaces, private gardens with plenty of green spaces and tree lined streets make this new Laceby development a scenic and inviting community. A unique opportunity don't miss the chance to become part of this new Laceby development with limited plots available. This development is in high demand. Discover your dream home in a welcoming vibrant neighbourhood. Secure your plot today!

Plot 152 is an exceptional detached bungalow situated close to the entrance of the development. The property includes a large welcoming hallway with an adjoining inner hall, a generous lounge with fireplace and deep front bay window. Undoubtedly, the heart of the bungalow is the spacious open plan Living Kitchen with dining area complete with a stunning Apex signature window overlooking the rear garden. There are three good sized bedrooms including a principle bedroom with en-suite shower room and an additional family bathroom with a shower over the bath. The bungalow enjoys a good size pot with an extra large front garden and a private east facing garden, seeded and landscaped with a semi detached garage and private driveway.

For further information or to book a viewing contact Martin Maslin Estate Agents on Grimsby 311000.



Front Elevation

Rear Elevation

Side Elevation

Side Elevation

Accommodation

All measurements are approximate.

ENTRANCE HALL
4.09m (13'5") x 1.98m (6'6")
With a smart composite front entrance door.

INNER HALL
3.99m (13'1") x 0.97m (3'2")

LOUNGE
5.56m (18'3") x 3.86m (12'8")
With a fireplace and a uPVC double glazed front window.

LIVING KITCHEN
7.16m (23'6") x 3.86m (12'8")

OPEN PLAN DINING AREA
3.28m (10'9") x 3.17m (10'5")
A lovely open plan living kitchen with two double glazed side windows, a feature apex double glazed window to the rear and further double glazed window in the dining area.

BEDROOM ONE
4.70m (15'5") x 3.66m (12'0")
With a walk in double glazed bay front window.

EN-SUITE SHOWER ROOM
2.59m (8'6") x 1.22m (4'0")
With a double glazed side window.

BEDROOM TWO
3.66m (12'0") x 3.20m (10'6")
With double glazed patio doors to the rear

BEDROOM THREE
3.00m (9'10") x 2.82m (9'3")
With double glazed front window.

BATHROOM
1.70m (5'7") x 2.59m (8'6") 10'10" INTO RECESS

GARAGE
5.59m (18'4") x 2.79m (9'2")

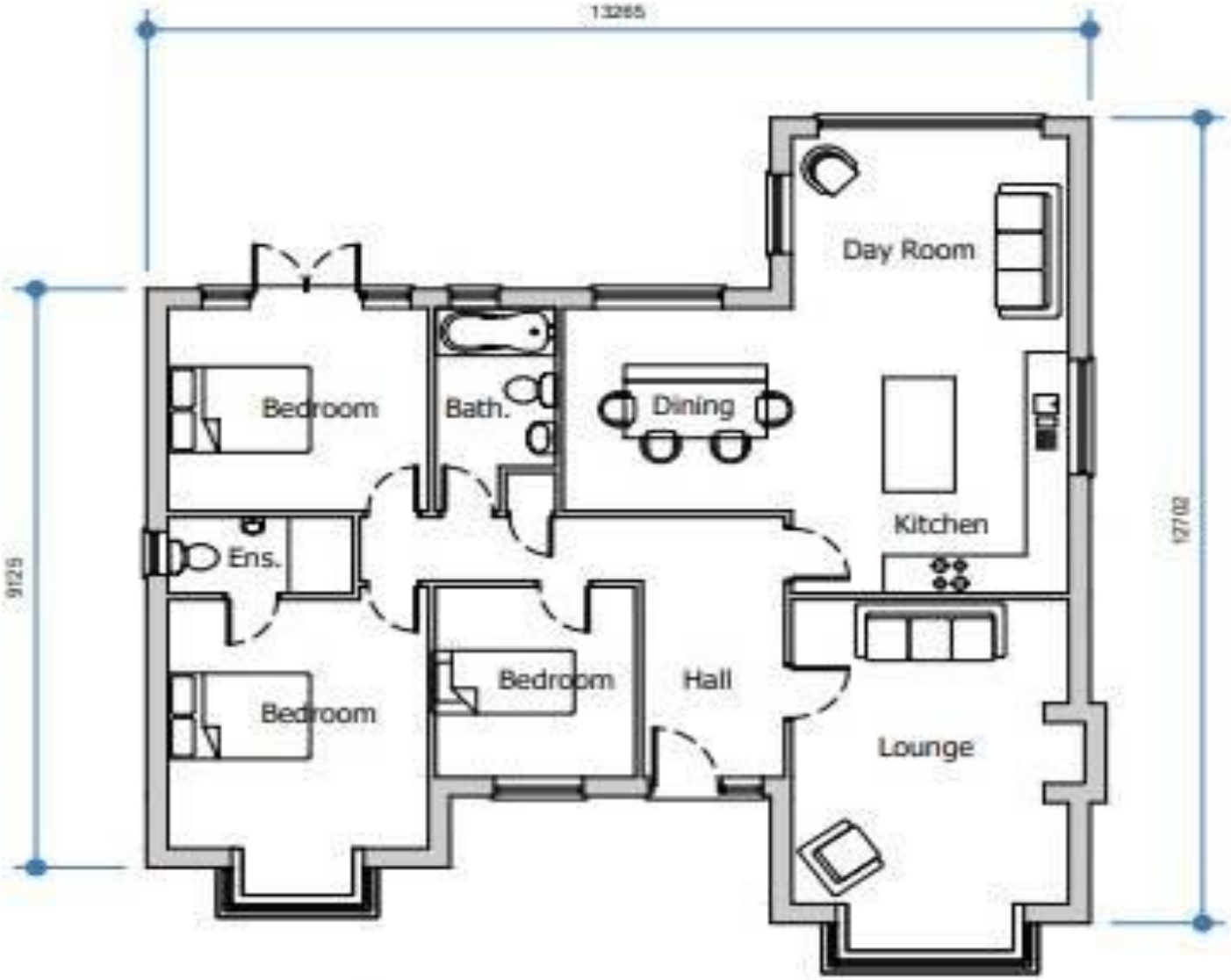
OUTSIDE
The gardens will be landscaped and seeded with fencing to the perimeter. The property will enjoy a north east facing garden.

TENURE
We have been advised that the tenure is freehold and understand that a management company will be set up to cover the running cost of maintenance in common areas.

SPECIFICATION DETAILS

All the properties will be completed to a bespoke finish by WJC Developments including the following:

- Radiators connected to a gas central heating boiler
- uPVC double glazed windows in a white exterior finish
- Smart fitted composite front door and uPVC patio/bifold doors as per design
- LED lighting
- Flooring included in the kitchen only
- Oak interior doors with chrome finish
- High quality bespoke kitchen from Huws Gray with a choice of design and colour including worktops (upgrade to quartz available upon request)
- Bathrooms will be floor to ceiling tiling with a £30 per square meter allowance (upgrades available with separate negotiations)
- Emulsion walls with white skirting boards and architraves
- Front seeded garden with a porcelain pathway to the front door
- All gardens seeded and landscaped
- Fitted wired smoke alarms
- Outside wall lights and an outside tap
- Driveway paved to the garage
- Solar panels and EV charging points available by separate negotiation
- 10-year builders warranty with Sutherland Consulting



Ground Floor Plan

1:100

LEGEND

Bridge Homes

Phase 1 - 81	
Bungalow Over 50's	8
Detached	22
Semi detached	23
Link	2
Total	55
Affordable	16

Land Developers (Lacey Ltd)

Phase A2 - 152	
Bungalow Over 50's	4
Detached	21
Semi detached	36
Link	10
Total	71
Affordable	16

Site Area: 6.5 hectares

Ross Davy Associates

Project: Proposed Development on land off Field Head Road Loughborough for Land Developers (Lacey) Ltd

Drawing Title: Proposed Site Plan

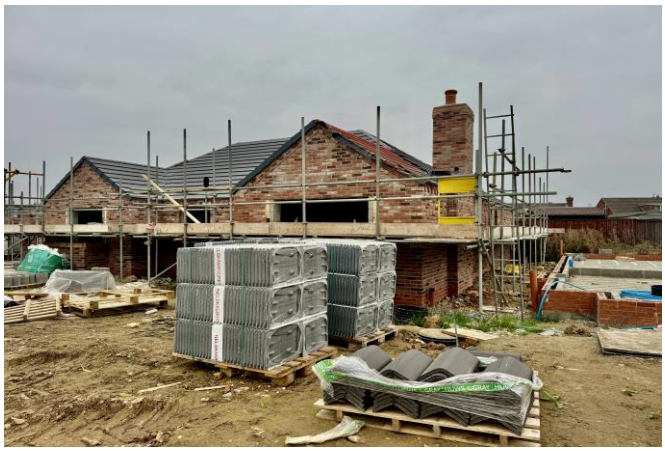
Scale: 1:500

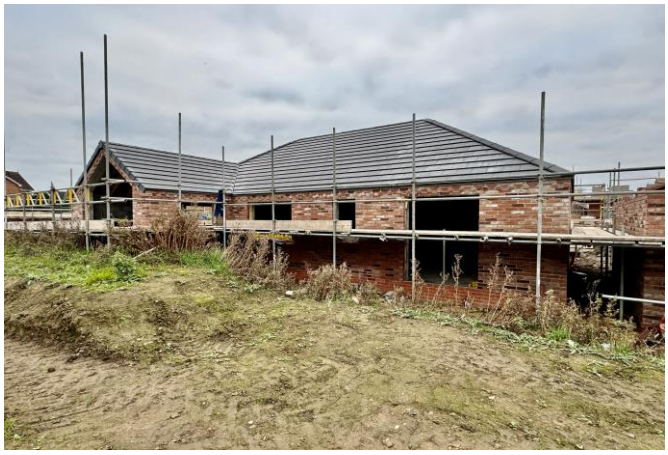
Date: 29.08.2005

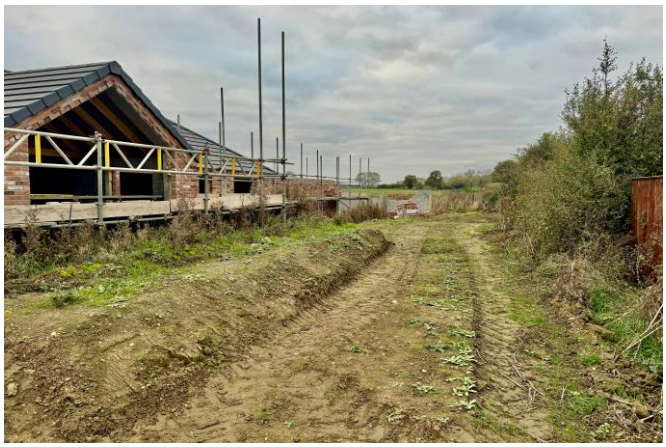
Drawing No: RD:4598 - 03 Q

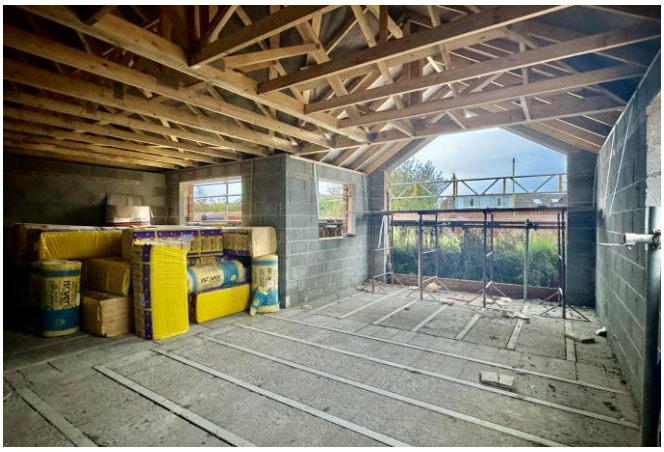
APPROVAL

The Current Development









SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

The Property Ombudsman

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