

MARTIN MASLIN

33 TWIDALE LANE, LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7FN



****Artist Impression****

A superb brand new Detached four Bedroom Family House, currently under construction by the renown WJC Developments Limited built to their usual high specification. The property occupies a lovely position on this new development on an elevated site close to the edge of the Village boundary. Superbly designed with many extras the accommodation is designed over three floors, featuring four Bedrooms, three Bathrooms and a spacious open plan Living Kitchen. Briefly comprising Entrance Hall, Cloakroom with w.c, Lounge, Living Dining Kitchen and Utility Room. On the First Floor there are three Bedrooms (Principle with Ensuite Shower Room) and further Family Bathroom. A second floor landing serves a large fourth Bedroom / Guest Room with Dressing Room and Ensuite Shower Room. The property benefits from a gas central heating system with underfloor heating to the Ground Floor, radiators to the first floor and uPVC double glazing. The Gardens will be landscaped and seeded with a porcelain patio and a block paved driveway to the Garage. Realistically priced at £340,000.

£340,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE HALL

3.43m (11'3") x 2.16m (7'1")

With double glazed front door and staircase to the first floor.

CLOAKROOM

1.68m (5'6") x 1.22m (4'0")

To be fitted with w.c and vanity wash handbasin.

LOUNGE

5.00m (16'5") x 3.66m (12'0")

A good sized room, with central fire place and double glazed front window.

LIVING KITCHEN

7.67m (25'2") x 3.96m (13'0")

An excellent size living kitchen to be fitted with a range of base and wall mounted units. There is space for free standing furniture, bifold doors onto the gardens and a double glazed rear window.

UTILITY ROOM

2.13m (7'0") x 1.68m (5'6")

With a double glazed door onto the driveway.

FIRST FLOOR LANDING

Staircase to the second floor.

BEDROOM ONE

4.19m (13'9") x 3.66m (12'0") PLUS WARDROBE RECESS

A lovely sized principle bedroom with ensuite shower room and double glazed front window.

ENSUITE SHOWER ROOM

2.62m (8'7") x 1.52m (5'0")

To be fitted with shower enclosure, w.c and vanity wash handbasin. It has a double glazed side window.

BEDROOM TWO

4.67m (15'4") x 3.15m (10'4") NARROWING TO 7'8"

With double glazed uPVC rear window.

BEDROOM THREE

4.09m (13'5") x 2.92m (9'7") WIDENING TO 10'10"

A good sized third bedroom with recess understairs, storage cupboard and double glazed front window.

PRINCIPLE BATHROOM

2.90m (9'6") x 1.78m (5'10")

To be fitted with a panelled bath with shower over, vanity unit and w.c. It has a double glazed window to the rear elevation.

SECOND FLOOR LANDING

BEDROOM FOUR

4.32m (14'2") x 3.78m (12'5") EXTENDING TO 15'0"

A lovely guest bedroom with its own dressing room and ensuite.



ENTRANCE HALL



LIVING KITCHEN



FIRST FLOOR LANDING



BEDROOM ONE

DRESSING ROOM

1.65m (5'5") x 2.18m (7'2")

ENSUITE SHOWER ROOM

3.40m (11'2") x 1.52m (5'0")

Room to be fitted with shower cubicle, vanity unit, and wash handbasin.

GARAGE

5.64m (18'6") x 3.17m (10'5")

A detached brick garage, with power and light and an up and over door.

FRONT GARDEN

The front garden will be seeded facing onto the roadside. It will have a generous driveway block paved driveway leading in to a detached garage.

REAR GARDEN

The rear garden will enjoy a south facing aspect, mainly lawned with a patio area and fencing to the perimeters.

TENURE

We have been advised that the tenure is freehold and understand that a management company will be set up to cover the running costs of maintenance in common areas. Agents note photos shown are of a similar property.

SPECIFICATION DETAILS

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

- Radiators connected to a gas central heating boiler upstairs
- Underfloor heating downstairs only
- uPVC double glazing in a white exterior finish
- Smart fitted composite front door and uPVC patio / bifold door as per design
- Led lighting
- Flooring included in the kitchen only
- High quality bespoke kitchen from Huws Gray with a choice of design and colour including worktops (upgrade to quartz available upon request)
- Bathrooms will comprise of w.c, vanity wash handbasin, panel bath with shower over and part tiled walls
- Emulsion walls with white skirting boards and arckichives
- Front seeded garden with porcelain pathway to 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
- Ten year builders warranty with Sutherland consulting



BEDROOM FOUR



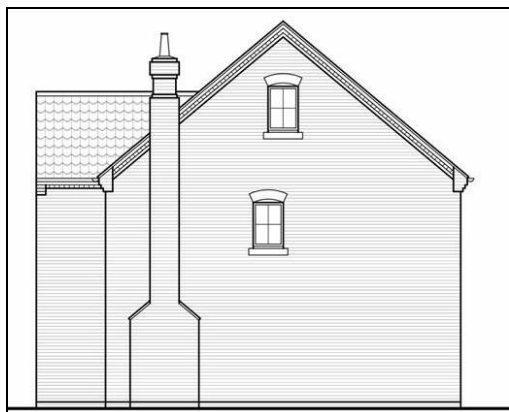
REAR GARDEN



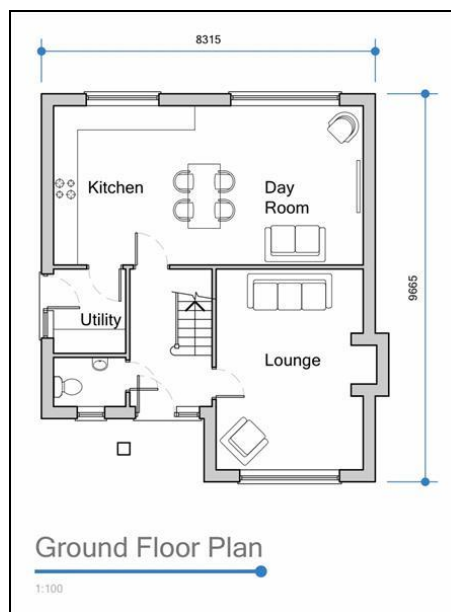
REAR ELEVATION



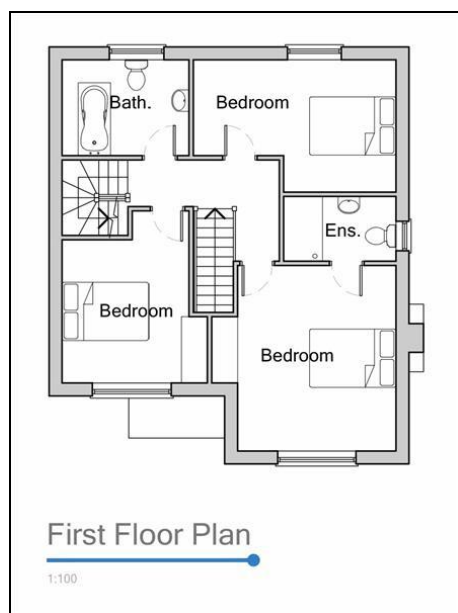
SIDE ELEVATION



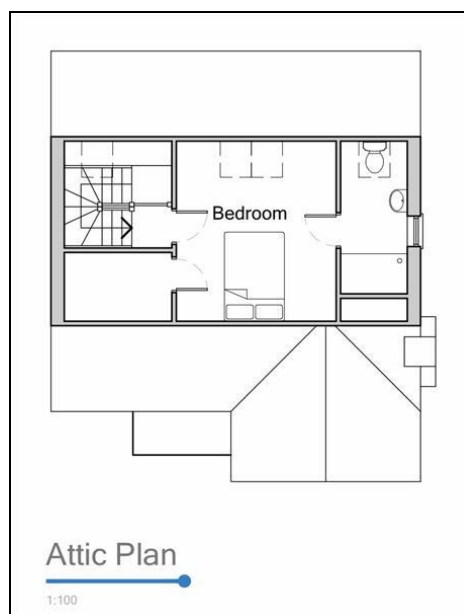
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC PLAN

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.



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