



Plot 27, 23 Newbold Court Cleethorpes, Lincolnshire DN35 8PA

Located in this prime position off Highgate within Cleethorpes centre being ideally placed for access to the Sea Front, Sea View Street with its cafe, bars and boutique shops and St Peter's Avenue. Under construction by the reputable Colvester homes Ltd part of the John Collis Group, to a very high specification are these three bedroom semi detached houses. The accommodation comprises: Entrance hall, good sized full width lounge, well fitted dining kitchen, cloaks/wc plus three bedrooms and a bathroom/wc to the first floor. Gas central heating system (underfloor to the ground floor). Double glazing. Off street parking and rear garden. 10 year Premier Guarantee. COMPLETION LATE SPRING 2022. HELP TO BUY AVAILABLE FOR FIRST TIME BUYERS

£219,950

- NEW BUILD SEMI DETACHED HOUSE
- ESTIMATED COMPLETION EASTER 2022
- ALLOCATED PARKING IN FRONT OF PROPERTIES
- ENTRANCE HALL & CLOAKROOM
- GENEROUS LOUNGE
- FITTED DINING KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- QUALITY SPECIFICATION
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING

DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

INCENTIVES

HELP TO BUY SCHEME - Own 100% of your home for 80% of the price with only a 5% deposit. Colvestor Homes Limited are registered with the Government to offer the Help to Buy Scheme, launched by the Chancellor in his March 2013 Budget.

This equity loan scheme enables a first time buyer, who only has a 5% deposit, to apply for a 75% mortgage and take out up to a 20% government loan for up to 25 years for the remainder. (Interest free for the first 5 years)

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE HALL

CLOAKROOM

DINING KITCHEN

14'5" x 9'6" (4.4 x 2.9)

Kitchen illustration



DINING KITCHEN

Kitchen illustration



LOUNGE

16'6" x 11'1" (5.05 x 3.4)

FIRST FLOOR LANDING

BEDROOM 1

9'6" x 12'7" (2.9 x 3.84)

BEDROOM 2

8'3" x 11'1" (2.54 x 3.4)

BEDROOM 3

8'2" x 8'11" (2.5 x 2.74)

BATHROOM

Illustration



BATHROOM

Illustration



OUTSIDE

The property stands in both front and rear gardens with two parking spaces.



SITE PLAN

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold in addition there will be management company for maintenance of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



JOHN COLLIS GROUP

Unit 42 Cleethorpes Business Centre, Jackson Place, Humberston, Grimsby DN36 4AS

Tel/Fax: 01472 211454 email: john@johncollisgroup.co.uk

**JOHN COLLIS
BUILDERS LTD**

Reg. No. 2947887

**COLVETER HOMES
LTD**

Reg. No. 9095966

**WILLOW LAKES
(ASHBY HILL TOP FARM) LTD**

Reg. No. 6889217

**JOHN COLLIS
PROPERTY**

HIGHGATE, CLEETHORPES – SPECIFICATION

3 BEDROOM SEMI DETACHED HOUSE

Freehold	Burglar Alarm System
10 Year Building Guarantee	Cobbled or Block Paved Driveway
Brushed Chrome Electrical Sockets Downstairs, White Upstairs	Standard Slabs to Paths
2 Electrical Smoke Detectors	Approx. 20 Square Metres of Patio/Paths
2 Telecom Points. 3 Aerial Points	Seeded Rear Garden
Underfloor heating to Ground Floor	Fencing/Hedging as Applicable
Radiators with Thermostatic Valves Upstairs	Turfed or Seeded Front Garden where Applicable
Downlights to Kitchen, Bathrooms & En-suite	Outside Lighting (Max 4)
Satin Chrome Door Furnishings	Outside Tap
Loft Insulation, 12 sqm Boarding, Loft Ladder, 1 Electric Socket and 1 light (Roof Space)	Internal Decoration – Painted Walls, Ceilings, Skirting & Architraves.
Turned Newell's & Spindle Staircase where Applicable	Labour for Fitting Kitchens & Bathroom Furnishings

**Additions to the above may be supplied/fitted at the customer's request
these items will be charged at cost and exclusive of VAT**

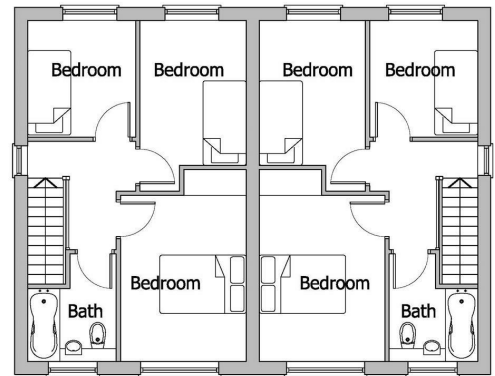
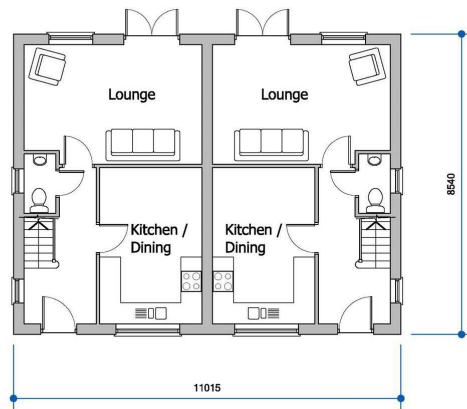
**TOTAL ALLOWANCE FOR ALL OF THE FOLLOWING ITEMS IS - £12,000
(Twelve thousand pounds)**

Kitchen Units/Worktops/Upstands/Sinks/Taps (Materials Only)	Cost Price Exclusive of VAT
Kitchen Appliances (Materials Only)	Cost Price Inclusive of VAT
Bathrooms/Ensuites Pottery/Units>Showers/Heated Towel Rails (Materials Only)	Cost Price Exclusive of VAT
Floor & Wall Tile Materials Plus Labour for Fitting all Tiles	Cost Price Exclusive of VAT

**The total cost of any extra items and any overspend on allowances will be supplied to the
solicitors and added to the final completion statement – Regular updates on spend will
be supplied to the customer as quotes are received by ourselves**

premier
guarantee





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

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.