



## Plot 126, 7 Perring Grove Laceby, North East Lincolnshire DN37 7SS

A superb BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE, under construction by a renowned local builder Bannister Developments. Located in the popular village of Laceby which is well served by excellent local facilities including schooling, shopping and easy access to Humberside Airport, Grimsby Town and the A180 motorway complex. The property will be ready in the New Year and has spacious accommodation including: Entrance hall, cloaks/wc, good sized lounge, extended fitted dining kitchen opening into the day room plus three bedrooms one with en suite shower room and a family bathroom to the first floor Gas central heating system (underfloor heating to the ground floor). Double glazing. Brick garage. Front and rear gardens. 10 year Warranty Sutherland Consulting.

**£245,000**

- BRAND NEW SEMI DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- ENTRANCE HALL & CLOAKS/WC
- LOUNGE
- EXTENDED DINING KITCHEN WITH DAY ROOM
- THREE BEDROOMS
- EN SUITE & FAMILY BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- BRICK GARAGE
- 10 YEAR WARRANTY SUTHERLAND CONSULTING



## ACCOMMODATION

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## SITE PLAN



## MEASUREMENTS

All measurements are approximate and taken from the architect's plans.

## GROUND FLOOR

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### ENTRANCE HALL

Approached via a Composite entrance door. Under floor heating.



### CLOAKS/WC

To be fitted with a low flush wc and a small vanity unit. Under floor heating.

### LOUNGE

10'2" x 15'8" (3.1 x 4.79)

Double glazed window to the front elevation. Under floor heating.



### KITCHEN/DINING ROOM

10'8" x 17'3" (3.27 x 5.28)

Allowance to choose your own kitchen. Under floor heating.



### KITCHEN/DINING ROOM

#### DAY ROOM

8'0" x 15'10" (2.46 x 4.83)

Open access from the kitchen/dining room with double glazed french doors and under floor heating.



### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10'5" x 10'9" (3.2 x 3.28)

Double glazed window. Radiator.



#### EN SUITE SHOWER ROOM

6'2" x 9'6" (1.9 x 2.9)

Fitted with a white three piece suite comprising of; Walk in shower with glazed screen, pedestal hand wash basin and low flush wc.





### **BEDROOM 2**

8'1" x 9'6" (2.47 x 2.9)

Double glazed window. Radiator.



### **BEDROOM 3**

8'10" x 8'7" (2.71 x 2.62)

Double glazed window. Radiator.

### **BATHROOM/WC**

7'10" x 5'6" (2.4 x 1.7)

Fitted with a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc.



### **OUTSIDE**

Seeded lawn and paved patio area with wooden side access gate and walled boundaries with fencing above.

### **SEMI DETACHED BRICK GARAGE**

Up and over to the front. Light and power

### **THE GARDENS**

The property stands in both front and an enclosed rear gardens.



## SPECIFICATION

- TRADITIONALLY BUILT STRUCTURE.
- FULL PLANNING & BUILDING REGULATIONS.
- 10 YEAR WARRANTY: SUTHERLAND CONSULTING

- FREEHOLD.

## ELECTRICAL INSTALLATIONS

- TO COMPLY WITH PART P BUILDING REGULATIONS & CARRIED OUT BY NIC EIC REGISTERED CONTRACTOR.
- EXCLUDES I.T. OR SATELLITE INSTALLATIONS.
- SMOKE & FIRE DETECTION TO COMPLY WITH PART P.
- LED DOWN LIGHTERS TO KITCHEN/BATHROOMS.
- 1 Nr BT POINT & CONNECTION.
- POWER ONLY FOR CAR CHARGER (EXTERNAL).
- 3 Nr EXTERNAL LED LIGHTS/PHOTOCELL (FRONT/REAR/GARAGE).
- GARAGE – LIGHTING AND 1 Nr DOUBLE SOCKET.

## HEATING & PLUMBING INSTALLATIONS

- GAS BOILER, PUMPS, CYLINDER & ASSOCIATED PIPEWORK.
- UNDERFLOOR HEATING TO GROUND FLOOR.
- RADIATORS, THERMOSTATIC VALVES, ROOM STAT – FIRST FLOOR.
- GAS CARCASSING.
- DOMESTIC PLUMBING – FIX ONLY SANITARYWARE.
- SOIL & VENT PIPE SYSTEM, WASTES & OVERFLOWS.
- PLUMBING FOR AUTO WASHER.
- PLUMBING FOR DISHWASHER.
- 1 Nr OUTSIDE TAP - HOUSE.
- TOWEL RAILS TO BATHROOM.

## KITCHEN

- SUPPLY & INSTALL KITCHEN (EXCLUDING APPLIANCES).

PC ALLOWANCE £5,000.00

EXAMPLE ATTACHED FROM HUWS GRAY

## **SPECIFICATION CONTINUED**

### **WALLS**

- CAVITY WALLING: FACING BRICKS.

INTERNAL 3.5N BLOCKWORK.

100mm CAVITY INSULATION.

BRICKWORK DETAILING.

### **ROOF**

- SANDTOFT CALDERDALE (SLATE STYLE) TILES: COLOUR GREY OR OTHER APPROVED.
- INSULATION TO ROOF SPACE.

### **WINDOWS/EXTERNAL DOORS**

- WHITE UPVC (INNER AND OUTER), DOUBLE GLAZED STYLE AS ELEVATION PLAN, TRICKLE VENTILATION, LOCKING HANDLES AND DOORS TO REAR GARDEN.
- COMPOSITE PVC DOOR TO FRONT ELEVATION.

### **INTERNAL DOORS**

- HOWDENS HARDWOOD DOORS.
- IRONMONGERY: SATIN CHROME.
- SOFTWOOD FRAMES, MOULDED ARCHITRAVES & SKIRTINGS: MDF.

### **FINISHES**

- PLASTERED FINISH TO CEILING & WALLS.
- EMULSION PAINT TO CEILING & WALLS.
- PRIME, UNDERCOAT & GLOSS TO WOODWORK.
- SCREED FLOORS.
- SOFTWOOD STAIRCASE, PAINTED.

### **SANITARYWARE**

- SUPPLY AND INSTALL FOLLOWING IN WHITE/CHROME:
- 1 Nr BATHROOM
- 1 Nr ENSUITE
- 1 Nr GROUND FLOOR CLOAKROOM

LAYOUT ATTACHED FROM HUWS GRAY

### **WALL TILING**

- WALL BOARD TO BATHROOM AND ENSUITE.
- SPLASH BACK IN GROUND FLOOR WC.

N.B.1 THE DEVELOPER RESERVES THE RIGHT TO CHANGE ANY SPECIFICATION/LAYOUT PRIOR TO EXCHANGE OF CONTRACTS (SPECIFICATION IS FOR GUIDANCE ONLY).

## **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Although there is a management company which covers the running of the company, maintenance of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

## **VIEWING ARRANGEMENTS**

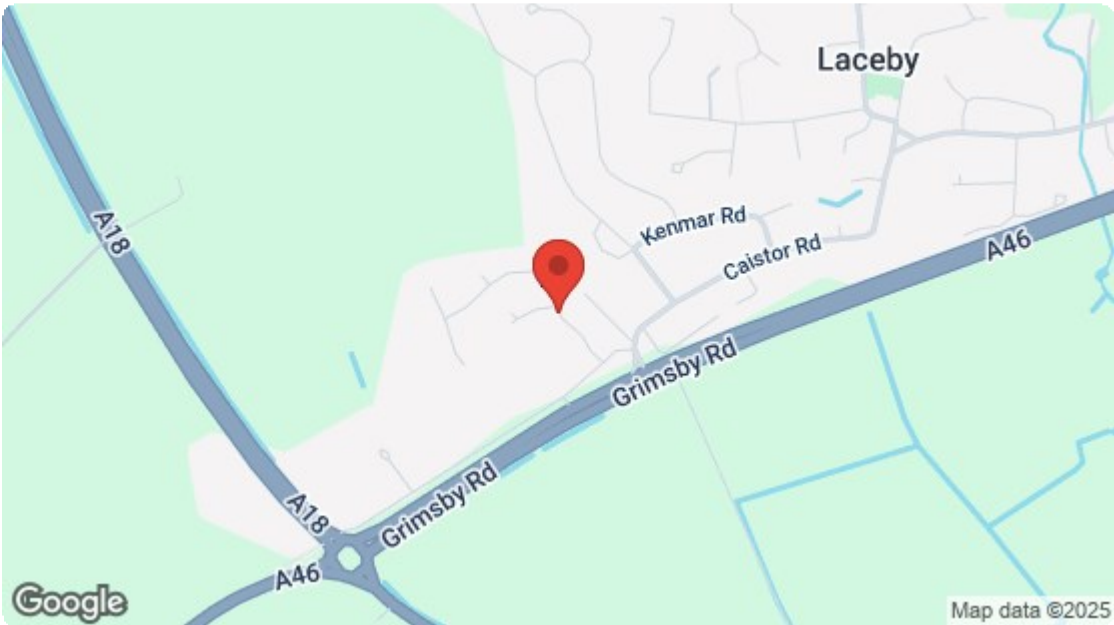
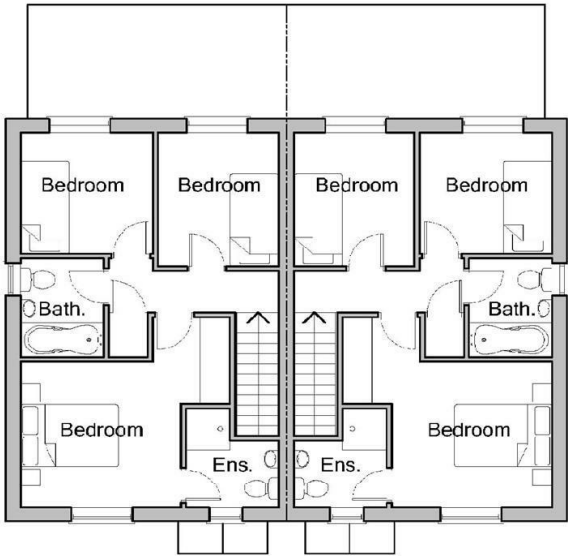
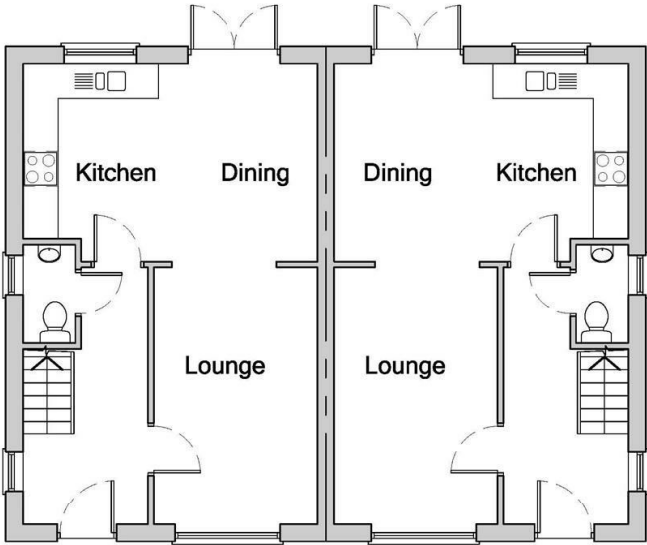
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.



## **OPENING TIMES**

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

## **PHOTOGRAPHS**

All the photographs on this brochure are for illustrations purposes only.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			
Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.