



## Plot 117, 7 Hewitt Gardens, Off Field Head Road Grimsby, North East Lincolnshire DN37 7SS

A superb BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE, under construction by a renown local builder Bannister Developments. Located in this popular village of Laceby which is well served by excellent local facilities including schooling, shopping and excellent access to Humberside Airport, Grimsby Town and the A180 motorway complex. The property will be ready in the early 2025 and has spacious accommodation including: Entrance hall, cloaks/wc, good sized lounge, fitted dining kitchen plus three bedrooms and a family bathroom to the first floor. Gas central heating system (underfloor heating to the ground floor). Double glazing. Front and rear gardens. Semi detached brick garage. 10 year Warranty Sutherland Consulting.

**£223,500**

- POPULAR VILLAGE LOCATION
- BRAND NEW SEMI DETACHED HOUSE
- CLOAKS/WC
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- BRICK GARAGE & OFF ROAD PARKING
- 10 YEAR WARRANTY SUTHERLAND CONSULTING



## SITE PLAN



## ACCOMMODATION

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## MEASUREMENTS

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

## GROUND FLOOR

### ENTRANCE HALL

Approached via a composite entrance door. Under floor heating.

### LOUNGE

9'2" x 14'5" (2.81 x 4.4)

Double glazed window. Underfloor heating.

### DINING KITCHEN

16'7" x 11'1" (5.06 x 3.40)

Fitted with a range of base and wall units including integrated appliances. Underfloor heating.

## FIRST FLOOR

### LANDING

### BEDROOM 1

9'2" x 11'1" (2.81 x 3.40)

Double glazed window. Radiator.

### BEDROOM 2

8'0" x 11'1" (2.46 x 3.4)

Double glazed window. Radiator.

### BEDROOM 3

8'2" x 9'1" (2.5 x 2.77)

Double glazed window. Radiator.

### BATHROOM/WC

7'0" x 8'2" (2.15 x 2.49)

## OUTSIDE

### THE GARDENS

The property stands in both front and rear west facing gardens. Off road parking.

### SEMI DETACHED BRICK GARAGE

Up and over door to the side. Light and power.

## TENURE - FREEHOLD

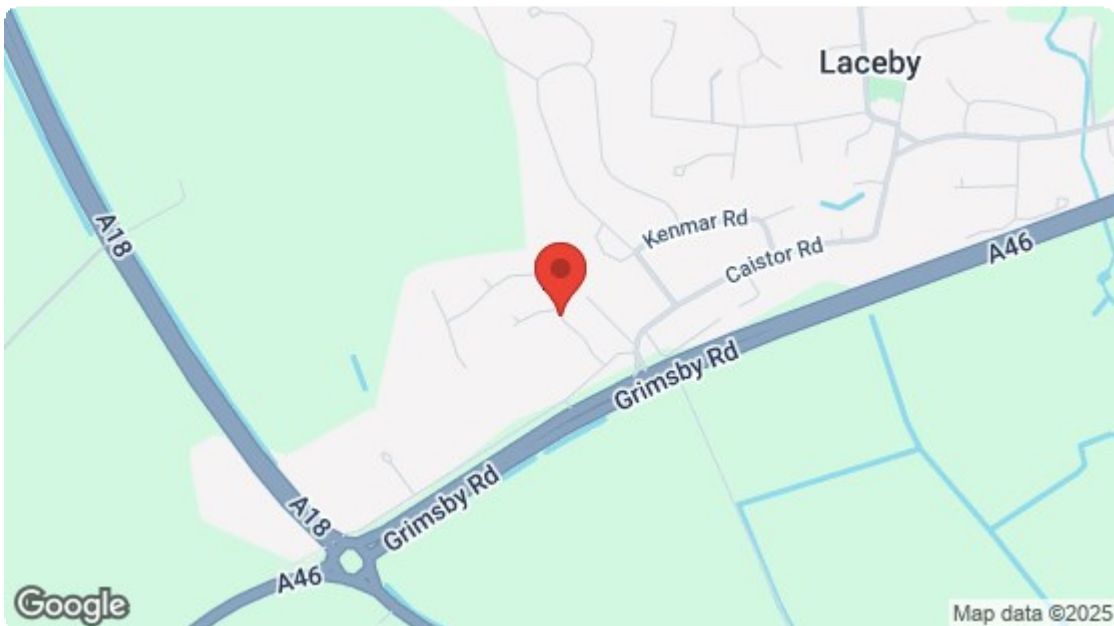
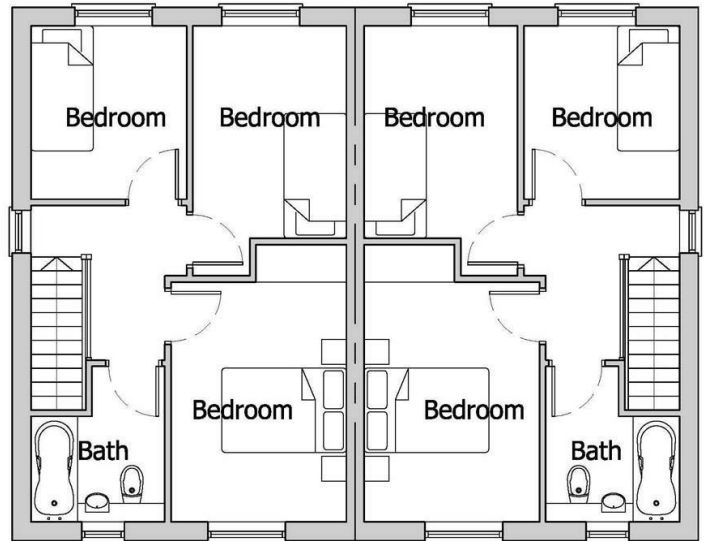
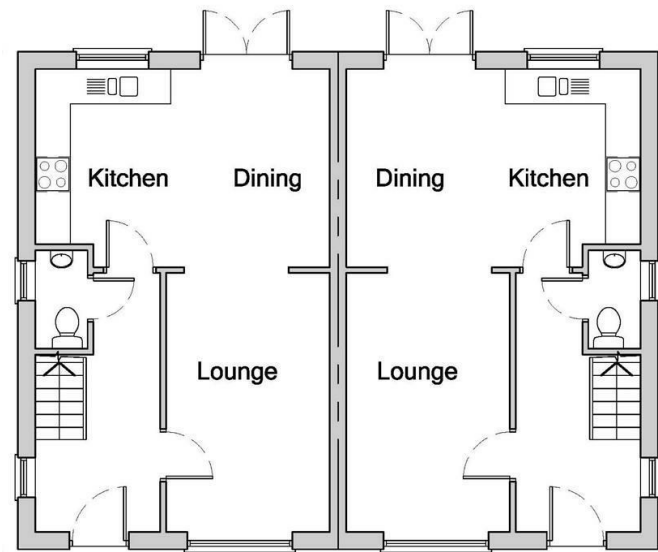
We are informed by the seller that the tenure of this property is Freehold although there will be a management company for the common areas etc.. Confirmation / verification has been requested. Please consult us for further details.



## 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



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.