

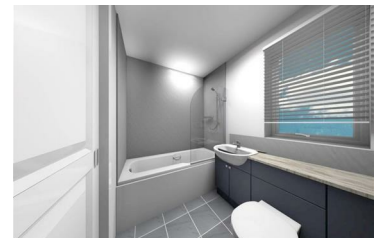


## Plot 121, 10 Twidale Lane Laceby, North East Lincolnshire DN37 7SS

A superb BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE, under construction by a renown local builder T Dixon & Sons. 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 summer 2025 and has spacious accommodation including: Entrance hall, cloaks/wc, good sized lounge, fitted dining kitchen day room, plus three bedrooms, master 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. Front and rear gardens. Single garage and driveway. 10 year Warranty Architect Certificate by Tim Clark.

**£245,000**

- POPULAR VILLAGE LOCATION
- BRAND NEW SEMI DETACHED HOUSE
- CLOAKS/WC
- LOUNGE
- DINING KITCHEN & DAY ROOM
- THREE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM/WC
- BRICK GARAGE & OFF ROAD PARKING
- 10 YEAR WARRANTY ARCHITECT CERTIFICATE BY TIM CLARK.



## MEASUREMENTS

All measurements are approximate.

## PHOTOGRAPHS

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

## ENTRANCE

## HALLWAY

## CLOAKROOM/WC

5'10" x 2'11" (1.8 x 0.9)

## KITCHEN DINER

17'0" x 10'5" (5.2 x 3.2)



## DAY ROOM

15'8" x 7'10" (4.8 x 2.4)

## LOUNGE

15'5" x 9'10" (4.7 x 3)

## FIRST FLOOR

.

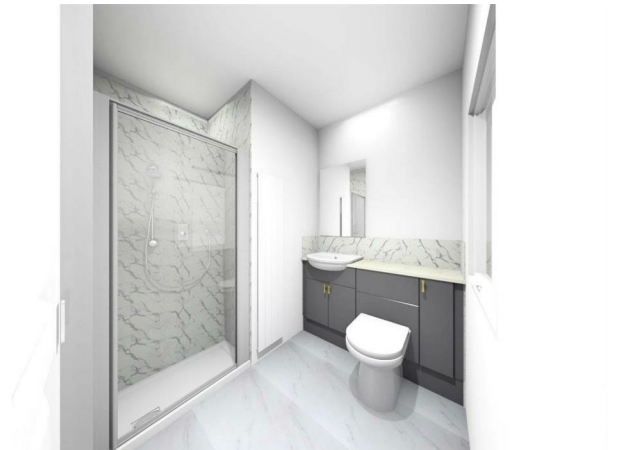
## FIRST FLOOR LANDING

## BEDROOM ONE

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

## EN SUITE SHOWER ROOM

6'2" x 4'7" (1.9 x 1.4)



## BEDROOM TWO

9'6" x 7'10" (2.9 x 2.4)

## BEDROOM THREE

8'10" x 8'6" (2.7 x 2.6)

## BATHROOM

6'10" x 5'6" (2.1 x 1.7)



## OUTSIDE

## GARDENS

## GARAGE

Single brick built garage with electric and lighting.

## SPECIFICATION

- TRADITIONALLY BUILT STRUCTURE.
- FULL PLANNING & BUILDING REGULATIONS.
- 10 YEAR WARRANTY: TIM CLARK ARCHITECTS CERTIFICATE
- 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

### 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

### 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).

## SITE PLAN



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET

EPC -

### TENURE - FREEHOLD

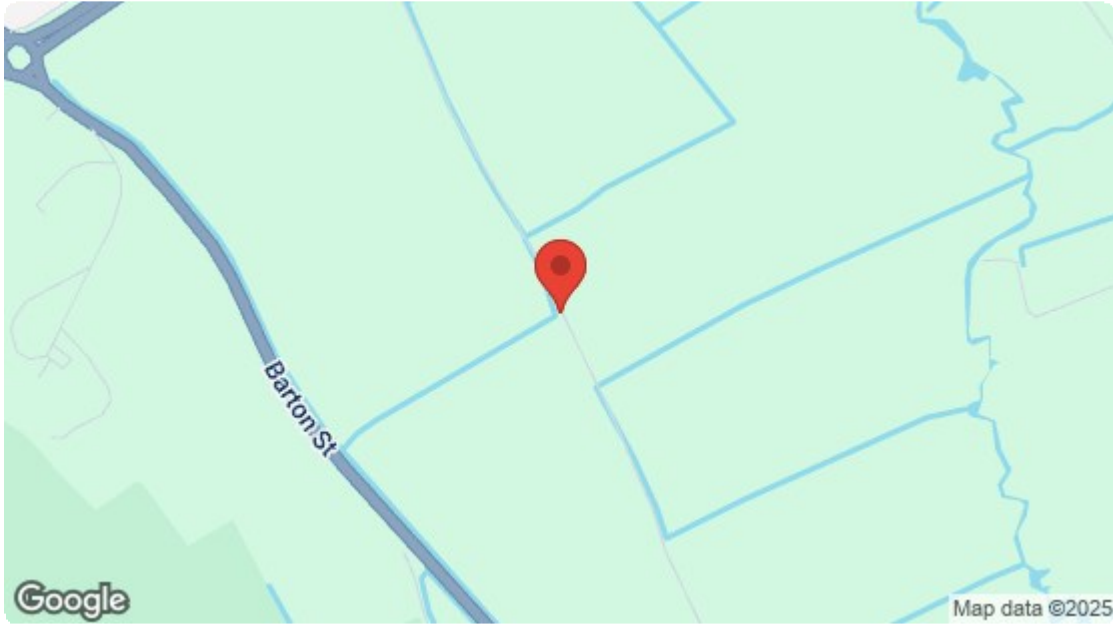
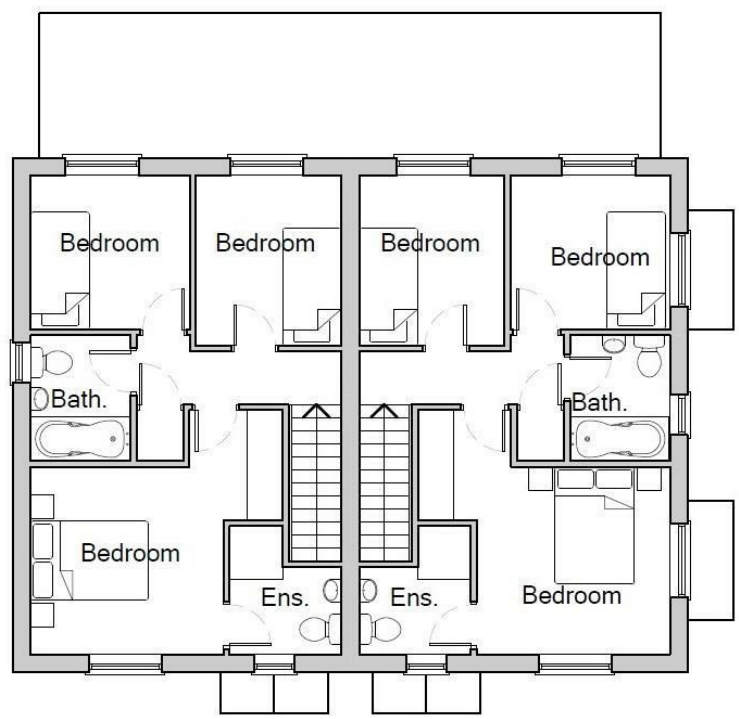
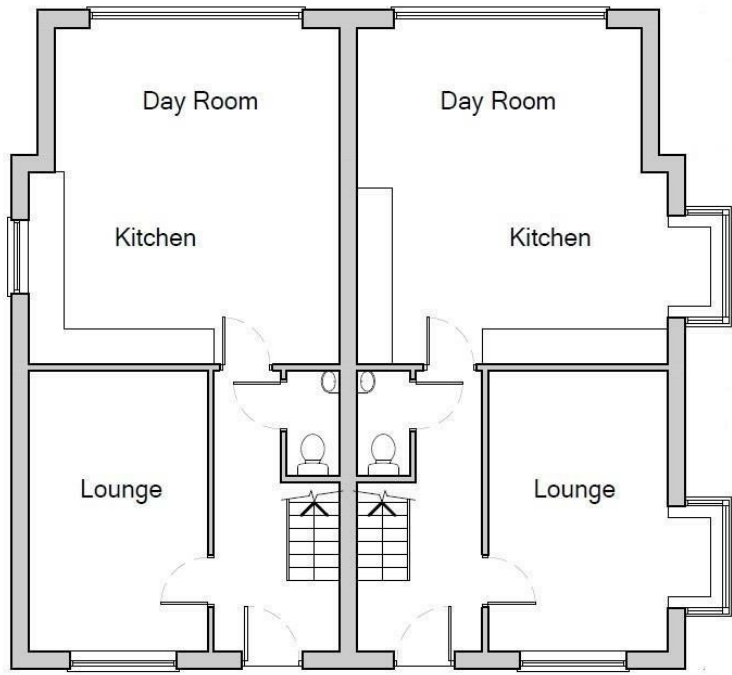
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### 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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> 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.