



Plot 138, 15 Fieldhead Road Laceby, North East Lincolnshire DN37 7SS

£5,000 GIFTED DEPOSIT (ON FULL ASKING PRICE OFFERS)
A superb BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE, under construction by a renowned local builder CES, finished to a high specification with a generous PC allowance. Located in this 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 summer 2025 and has spacious accommodation including: Entrance hall, cloaks/wc, good sized lounge, well 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 with off road parking. 10 year Warranty.

Chain Free £220,000

- £5,000 GIFTED DEPOSIT (ON FULL ASKING PRICE OFFERS)
 - BRAND NEW SEMI DETACHED HOUSE
 - CLOAKS/WC
 - LOUNGE
 - DINING KITCHEN
 - THREE BEDROOMS
 - FAMILY BATHROOM/WC
 - GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
 - OFF ROAD PARKING
 - 10 YEAR WARRANTY
- SUTHERLAND CONSULTING



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.

MEASUREMENTS

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

PHOTOGRAPHS

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

ENTRANCE HALL

CLOAKROOM/WC

5'6" x 2'11" (1.69 x 0.9)

This illustration is an example of the cloaks layout.



KITCHEN DINER

16'4" x 11'1" (5.0 x 3.4)

This illustration is an example of the kitchen layout.



KITCHEN DINER

This illustration is an example of the kitchen layout.



LOUNGE

14'5" x 9'2" (4.4 x 2.8)

FIRST FLOOR

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FIRST FLOOR LANDING

BEDROOM ONE

12'5" x 9'2" (3.8 x 2.8)

BEDROOM TWO

11'1" x 7'10" (3.4 x 2.4)

BEDROOM THREE

8'10" x 8'2" (2.7 x 2.5)

BATHROOM

6'10" x 5'6" (2.1 x 1.69)

This illustration is an example of the bathroom layout.



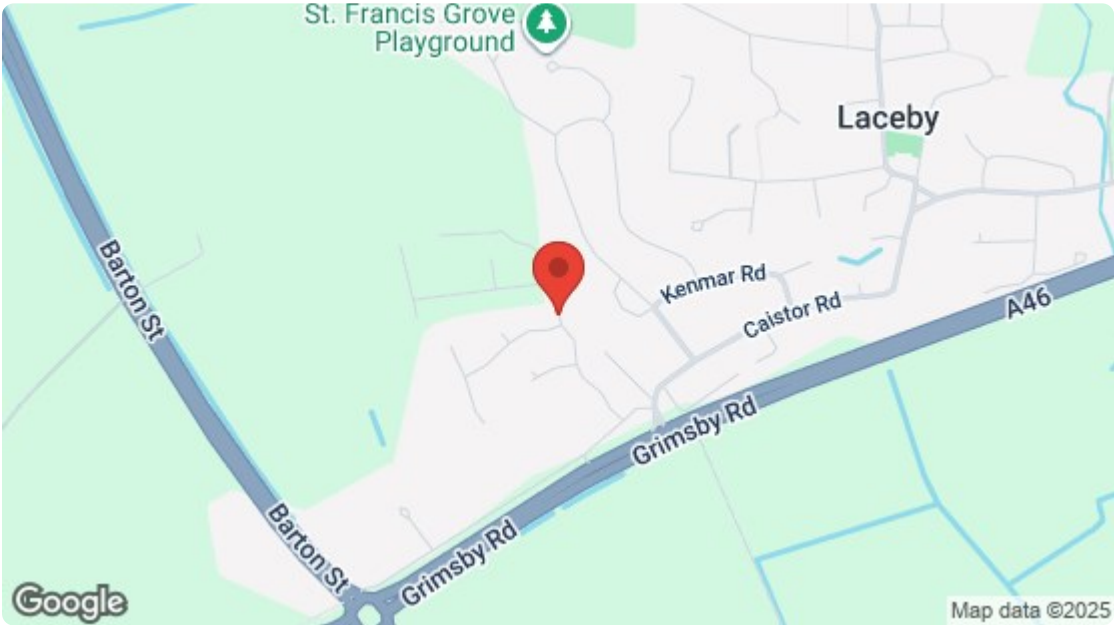
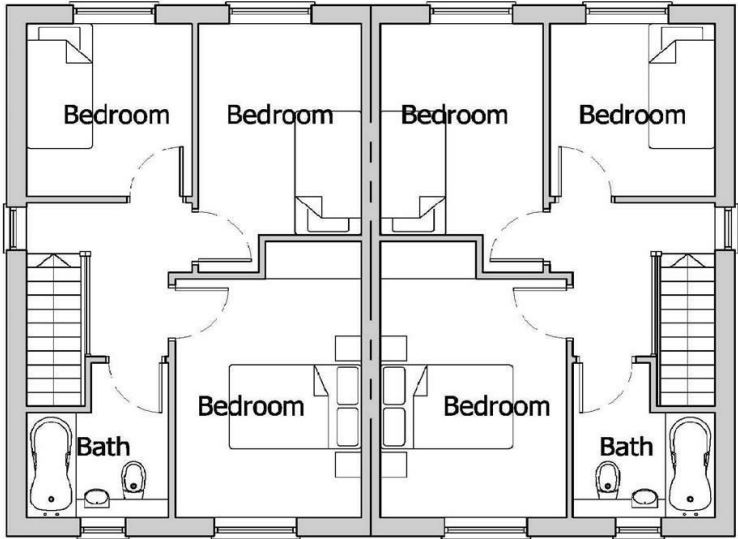
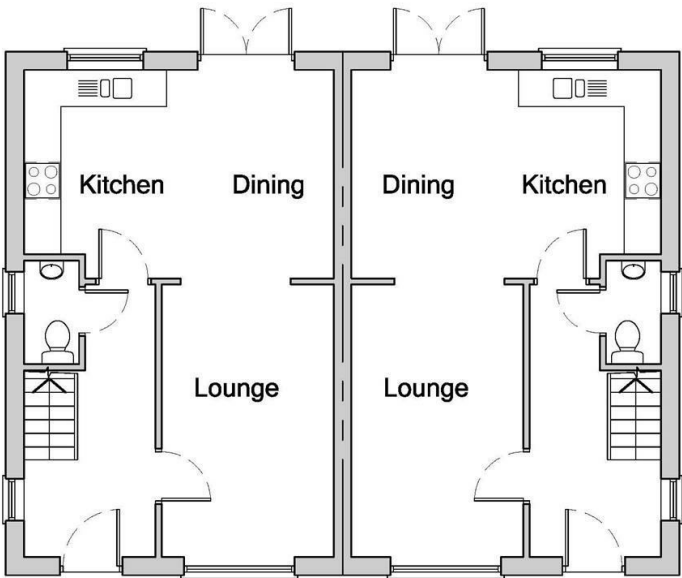
OUTSIDE

GARDENS

The property stands in both front and rear gardens with a driveway providing off road parking. A timber garden shed with electric light and power.

SITE PLAN





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.