# JoWalker

ESTATE AGENTS

## Plot 139 17 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 renown 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 Sutherland Consulting.

- £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

## Chain Free £220,000

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**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/diner 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)*

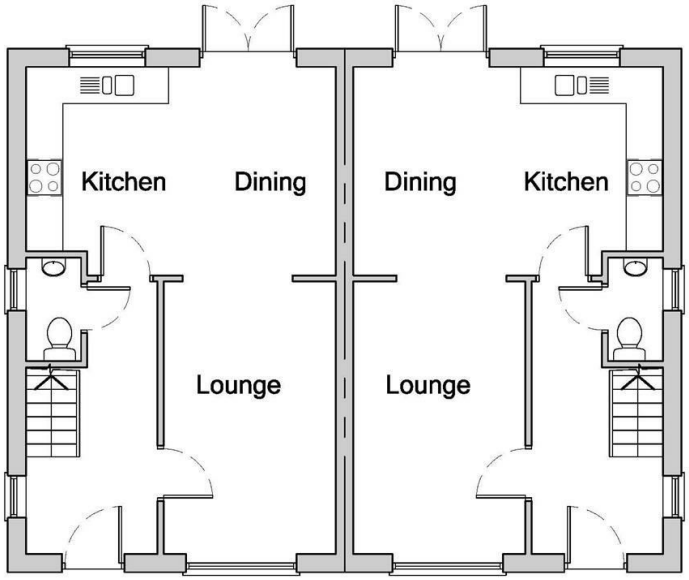
**BEDROOM TWO**
*11'1" x 7'10" (3.4 x 2.4)*

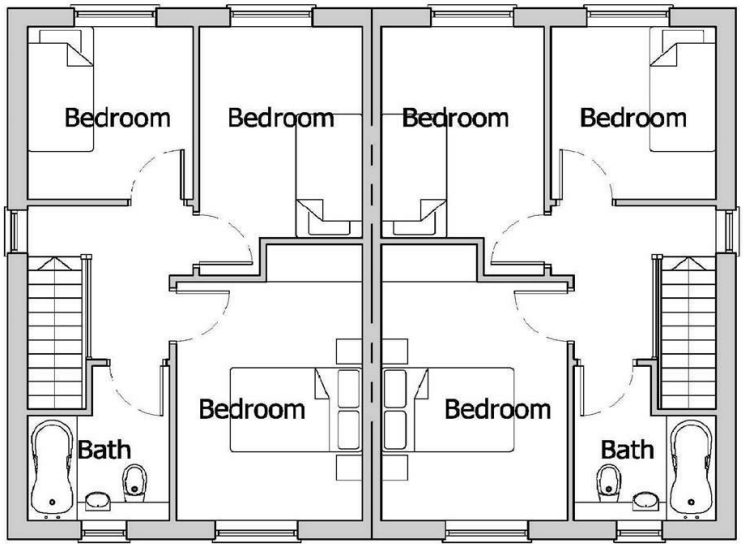
**BEDROOM THREE**
*8'10" x 8'2" (2.7 x 2.5)*

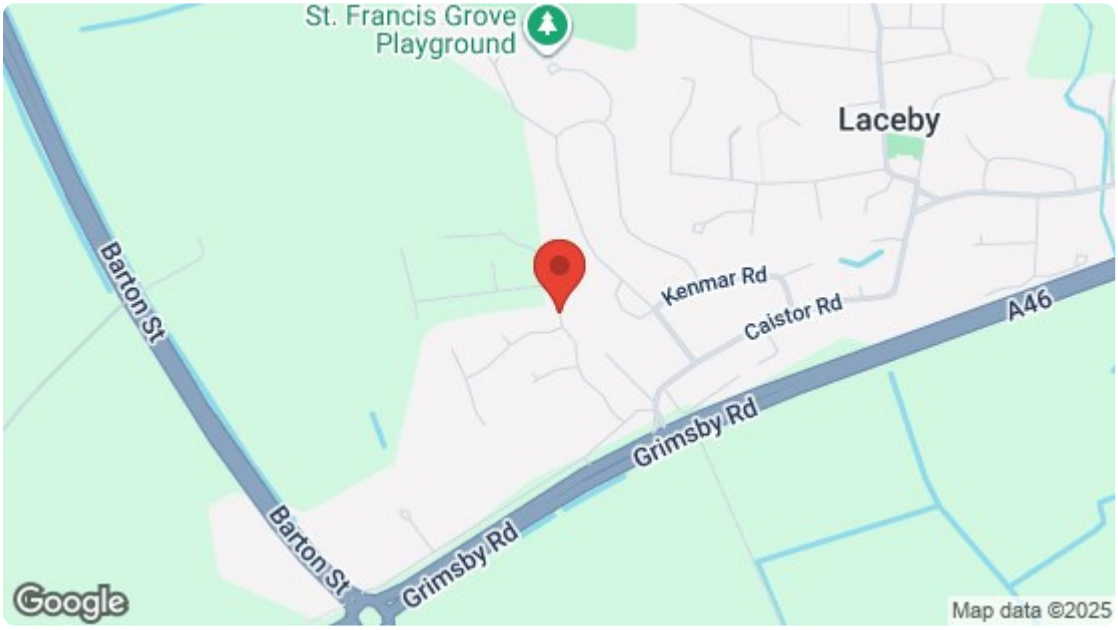
**BATHROOM**
*6'10" x 5'6" (2.1 x 1.69)*
This illustration is an example of the bathroom layout.

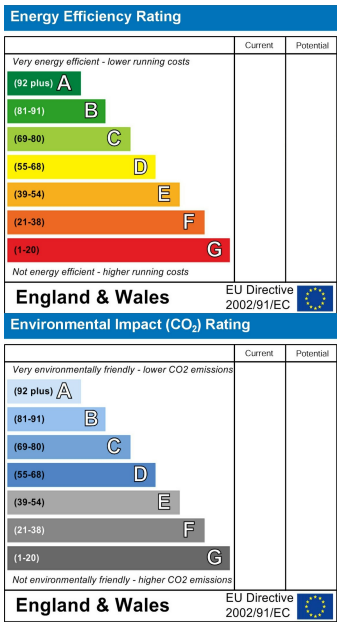
**OUTSIDE**

**GARDENS**
The property stands in both front and rear gardens, the open plan fore garden has a driveway which provides off road parking. The rear garden has a timber garden shed with light and power.




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.