# JoWalker

ESTATE AGENTS

## Plot 141, 21 Fieldhead Road

### Laceby, North East Lincolnshire DN37 7SS

***SINGLE HOME STAMP DUTY*** PAID BY THE BUILDER ON THIS NEW FOUR BEDROOM DETACHED HOUSE, under construction by a renown local builder CES. 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, living dining kitchen, utility room, cloakroom, lounge and snug and to the first floor four bedroom, the master bedroom having a dressing room and en suite shower room, family bathroom. Gas central heating system (underfloor heating to the ground floor). Double glazing. Front and rear gardens and DOUBLE detached garage. 10 year Warranty Sutherland Consulting.

- SINGLE HOME STAMP DUTY PAID
- BRAND NEW DETACHED HOUSE
- LIVING KITCHEN DINER
- UILITY ROOM
- CLOAKROOM/WC
- FOUR BEDROOMS
- EN SUITE & FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- DOUBLE BRICK GARAGE & OFF ROAD PARKING
- 10 YEAR WARRANTY SUTHERLAND CONSULTING

## Chain Free £380,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

**MEASUREMENTS**
All measurements are approximate.

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

**ENTRANCE**

**HALLWAY**

**LIVING KITCHEN DINER**
*21'11" x 19'8" (6.7 x 6)*

**UTILITY ROOM**
*8'10" x 8'6" (2.7 x 2.6)*

**CLOAKROOM/WC**
*8'6" x 3'7" (2.6 x 1.1)*

**LOUNGE**
*17'4" x 12'9" (5.29 x 3.9)*

**SNUG**
*12'9" x 10'5" (3.9 x 3.2)*

**FIRST FLOOR**
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**FIRST FLOOR LANDING**

**MASTER BEDROOM**
*12'9" x 11'1" (3.9 x 3.4)*

**DRESSING ROOM**
*4'11" x 4'3" (1.5 x 1.3)*

**EN SUITE SHOWER ROOM**
*7'6" x 4'3" (2.3 x 1.3)*

**BEDROOM TWO**
*13'1" x 11'9" (4 x 3.6)*

**BEDROOM THREE**
*12'9" x 12'9" (3.9 x 3.9)*

**BEDROOM FOUR**
*12'9" x 10'2" (3.9 x 3.1)*

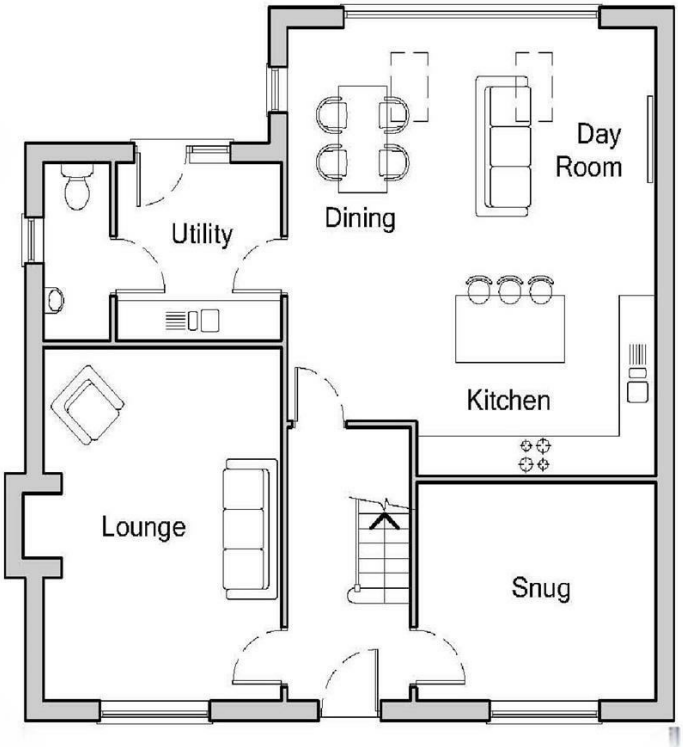
**FAMILY BATHROOM**
*7'6" x 6'10" (2.3 x 2.1)*

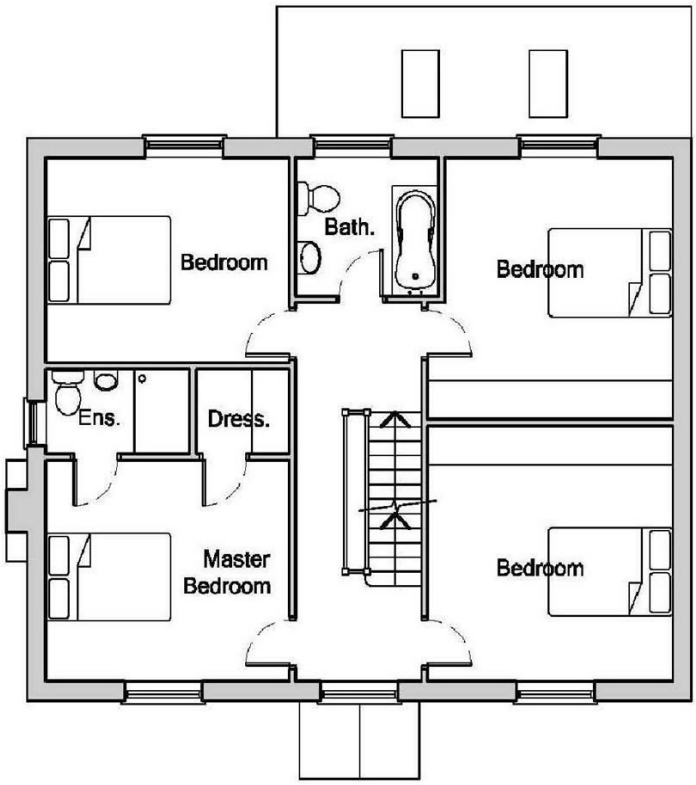
**OUTSIDE**

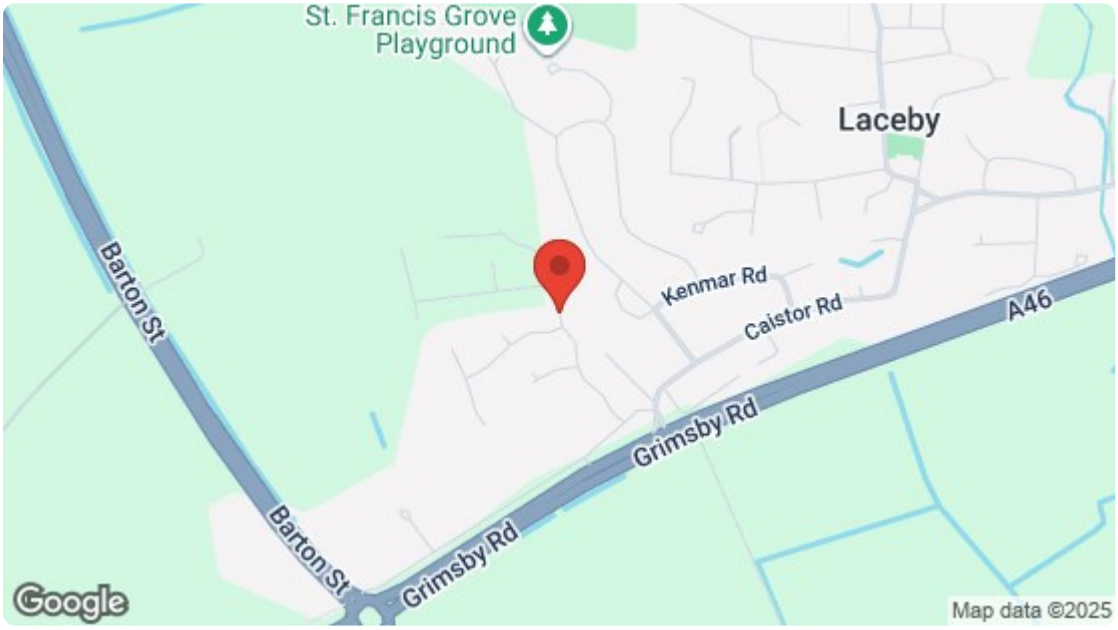
**GARDENS**

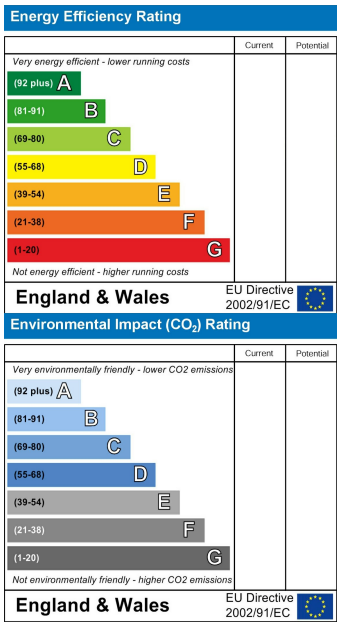
**DOUBLE GARAGE**

**SITE PLAN**




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.