

Buy. Sell. Rent. Let.

- 10 YEAR WARRANTY
- EXCEPTIONAL QUALITY
- OVER 55 YEARS AS A TRUSTED FAMILY BUSINESS



NEW BUILD HOMES AVAILABLE NOW

Plot 86, Off Fieldhead Road, Laceby



4



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When it comes to  
property it must be

  
lovelle



10 YEAR WARRANTY  
ON ALL NEW HOMES



£395,000



Available soon, a brand new detached house with a 10 year build warranty.

#### Key Features

- New Build Three Storey Detached House
- Four Bedrooms
- Lounge & Open Plan Kitchen / Family Room,
- 10 Year Warranty
- Off-Road Parking & Garage
- uPVC DG & GCH
- EPC rating TBC
- Tenure: Freehold



Coming Soon.. With a 10 Year Build Warranty.. Register Your Interest Today!!

Lovelle have the pleasure of offering to market this brand new executive detached houses (plots 86) built by locally renowned family name and highly reputable builders 'John Roe Homes'.

This imposing and thoughtfully designed three storey home is situated within the highly desirable NEW DEVELOPMENT in Laceby Village off Fieldhead Road. Positioned well for the vast range of local village amenities, open countryside walking routes and ease of access to nearby Grimsby Town Centre.

The accommodation will briefly comprise of; entrance hall, cloakroom, lounge, open plan kitchen and family room, utility room, four bedrooms and three bathrooms, all set over three floors. The internal specification and finish will be to an extremely high standard, which is why it's advised to register your interest and book an appointment to view the show home today!

Externally there will be a driveway that stretches down the side of the property to a double garage. To the rear of the property will be an enclosed and incredibly generous garden. With the latest high quality insulation, gas central heating system and uPVC double glazing - these homes are incredibly efficient and cost effective.

Don't miss out on this fantastic opportunity, call to arrange your site visit or reserve a property today!

## Size

GF = 82 sq. m

FF = 74 sq. m

SF = 31 sq. m

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Ratings

Energy ratings and council tax ratings are yet to be confirmed.



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