



## Plot 102, 22 Twidale Lane, Off Field Head Road Laceby, North East Lincolnshire DN37 7SS

A superb BRAND NEW SIX 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 and to the second floor two further bedrooms. Gas central heating system (underfloor heating to the ground floor). Double glazing. Front and rear gardens and DOUBLE detached garage. 10 year Warranty TC Consulting.

**Chain Free £375,000**

- POPULAR VILLAGE LOCATION
- BRAND NEW DETACHED HOUSE
- LIVING KITCHEN DINER
- UTILITY ROOM
- CLOAKROOM/WC
- SIX BEDROOMS
- TWO EN SUITES & FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- BRICK GARAGE & OFF ROAD PARKING
- 10 YEAR WARRANTY TC 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.

## **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**

## **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 FOUR**

13'1" x 11'9" (4 x 3.6)

## **BEDROOM FIVE**

12'9" x 12'9" (3.9 x 3.9)

## **BEDROOM SIX**

12'9" x 10'2" (3.9 x 3.1)

## **FAMILY BATHROOM**

7'6" x 6'10" (2.3 x 2.1)

## **SECOND FLOOR**

## **SECOND FLOOR LANDING**

## **BEDROOM TWO**

15'1" x 12'9" (4.6 x 3.9)

## **BEDROOM THREE**

15'1" x 12'9" (4.6 x 3.9)

## **OUTSIDE**

## **GARDENS**

## SITE PLAN



## DOUBLE GARAGE































































































































































































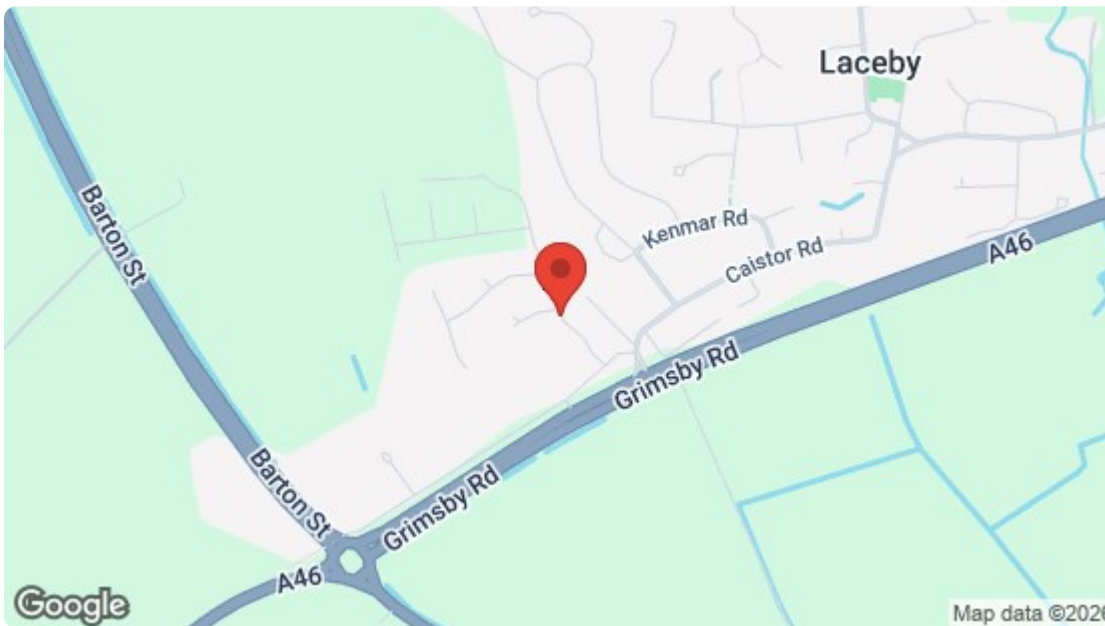
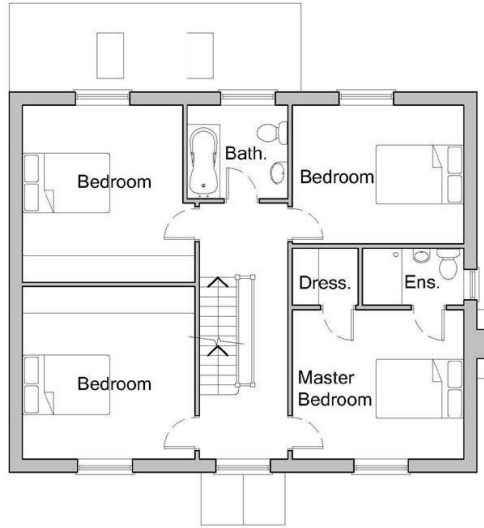
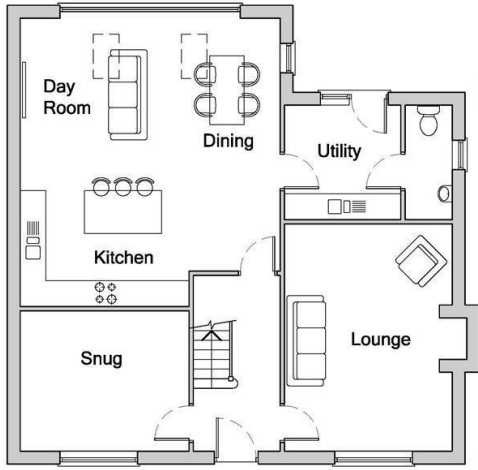












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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 firm's 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.