Joy Walker

ESTATE AGENTS



Plot 29,14 Rue De Maisdon

Keelby, West Lindsey District DN41 8JE

** NEW DEVELOPMENT **Welcome to this impressive brand new FOUR BEDROOM DETACHED FAMILY HOME, situated within the village of Keelby. Designed with modern family living in mind, this beautifully planned home offers a fantastic combination of stylish living space, practical features and energy-efficient technology. The ground floor provides a spacious Open plan Kitchen, Dining and sitting room , ideal for entertaining and family gatherings, together with a comfortable lounge, separate study, utility room and convenient cloakroom/WC. To the first floor are four generously proportioned bedrooms, including a superb principal bedroom with its own en-suite, alongside a contemporary family bathroom. Externally, the property benefits from an enclosed rear garden, providing an excellent outdoor space for relaxing and entertaining, together with, a double detached garage and driveway parking, while an air source heat pump and EV charging point add to the home's impressive modern specification.

£359,950

- NEW DEVELOPMENT !
- AIR SOURCE HEAT PUMP
- EV CHARGER
- HANDSOME DETACHED FAMILY HOME
- INTEGRATED APPLIANCES
- STUDY & UTILITY ROOM
- FITTED WARDROBES TO BEDROOM ONE
- EN-SUITE & FAMILY BATHROOM
- FLOOR TILING TO KITCHEN & CLOAKROOM
- DOUBLE GARAGE &LARGE BLOCK PAVED DRIVEWAY







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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.

ACCOMMODATION
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MEASUREMENTS
All measurements are approximate.

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

GROUND FLOOR
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PHOTOGRAPHS CYDEN HOMES
Please note all images, photos and drawings are representative only. Each individual home is subject to variations in design and build. (Please refer to the individual plot drawing for each property).

ENTRANCE

HALLWAY



LOUNGE
16'9" x 10'11" (5.12 x 3.35)



KITCHEN DINING AREA
28'5" x 11'5" (8.67 x 3.50)



STUDY
9'7" x 6'7" (2.93 x 2.03)



UTILITY
7'8" x 6'7" (2.34 x 2.03)



CLOAKROOM/WC
6'7" x 5'1" (2.03 x 1.57)

FIRST FLOOR
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FIRST FLOOR LANDING



BEDROOM ONE
11'8" x 10'11" (3.57 x 3.33)



EN-SUITE
5'3" x 5'1" (1.62 x 1.56)



BEDROOM TWO
12'3" x 11'3" (3.74 x 3.44)



BEDROOM THREE
10'8" x 11'5" (3.27 x 3.48)



BEDROOM FOUR
11'8" x 7'3" (3.57 x 2.23)



BATHROOM
7'2" x 5'6" (2.20 x 1.70)

BATHROOM



OUTSIDE

GARDEN



DOUBLE GARAGE



CYDEN HOMES FREEHOLD MANAGEMENT

We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

TENURE - FREEHOLD

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VIEWING ARRANGEMENTS

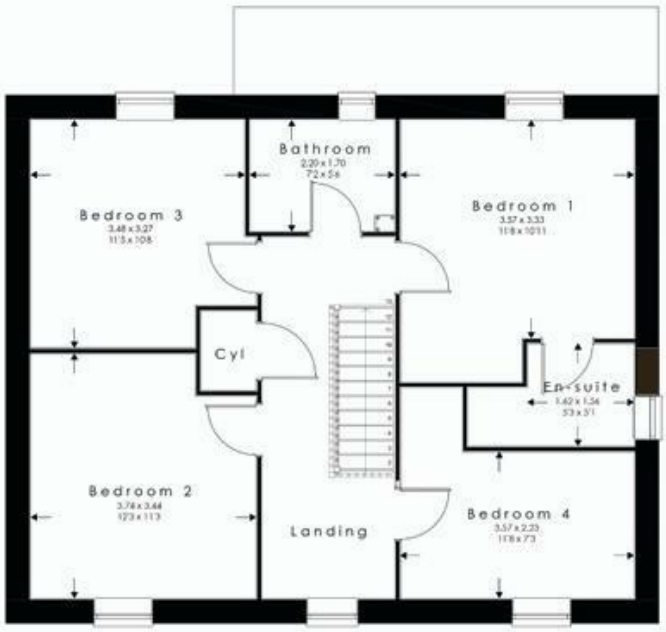
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -
EPC -

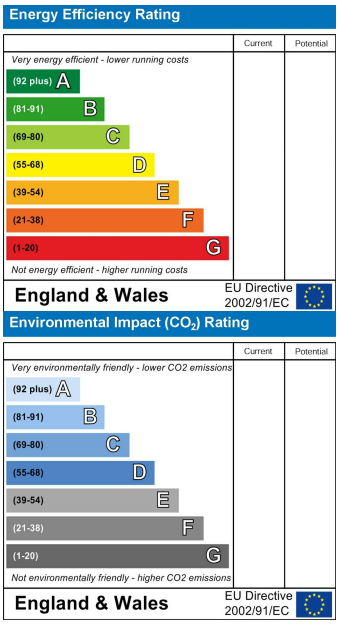


GROUND FLOOR



FIRST FLOOR





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.