JoWalker

ESTATE AGENTS

Plot 23, 2 Rue De Maisdon

Keelby, Grimsby, North East Lincolnshire DN41 8JE

NEW DEVELOPMENT
This stunning FOUR BEDROOM HOME offers a superb layout and stunning specification throughout situated on the new Keelby Fields Development and under construction by CYDEN HOMES. Enter through the bright hallway and you are instantly greeted by a large open hallway, cloakroom/wc, open plan kitchen. Separate utility room offering a choice of laminate worktops. Also to the ground floor is a generous lounge. Upstairs offers four good sized bedrooms, with bedroom one having a spacious en-suite, and family bathroom. This home benefits from a SINGLE GARAGE and enclosed rear garden. ** VIEWING HIGHLY RECOMMENDED**

- NEW DEVELOPMENT !!
- AIR SOURCE HEAT PUMP
- EV CHARGER
- OPEN PLAN KITCHEN - DINING ROOM
- SUNROOM/ SECOND LOUNGE
- UTILITY ROOM
- INTEGRATED APPLIANCES
- FITTED WARDROBES TO BEDROOM ONE
- MAIN BATHROOM & ENSUITE
- GARAGE & DRIVEWAY

£319,950

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618
www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR
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ENTRANCE

CLOAKS/W.C.
6'6" x 2'10" (1.99 x 0.87)

KITCHEN DINER
20'8" x 10'9" (6.32 x 3.29)

KITCHEN

DINING

UTILITY ROOM
6'8" x 5'3" (2.04 x 1.61)

SUNROOM
11'11" x 10'0" (3.64 x 3.06)

LOUNGE
20'8" x 11'5" (6.32 x 3.50)

LOUNGE

FIRST FLOOR
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FIRST FLOOR LANDING

BEDROOM ONE
12'4" x 11'8" (3.77 x 3.56)

EN SUITE
6'7" x 5'5" (2.02 x 1.67)

BEDROOM TWO
10'11" x 10'5" (3.35 x 3.20)

BEDROOM THREE
9'10" x 9'8" (3.02 x 2.95)

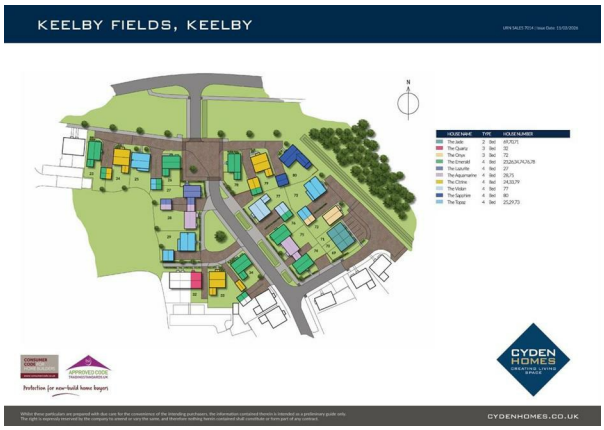
BEDROOM FOUR
12'4" x 8'0" (3.76 x 2.46)

BATHROOM
7'3" x 6'4" (2.23 x 1.94)

OUTSIDE

GARAGE

SITE MAP



COUNCIL TAX BAND
Council Tax Band NOT YET SET

TENURE - FREEHOLD
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.

CYDEN HOMES FREEHOLD MANAGEMENT
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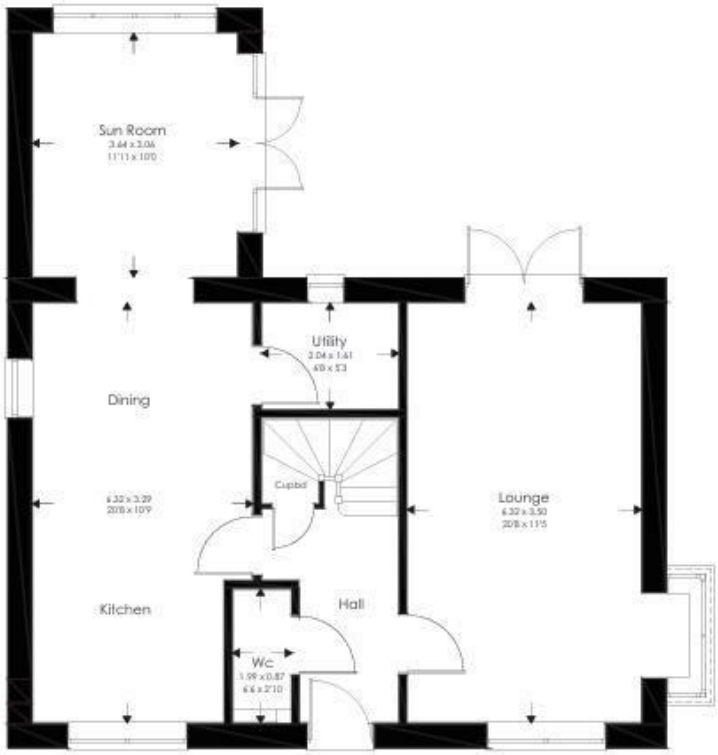
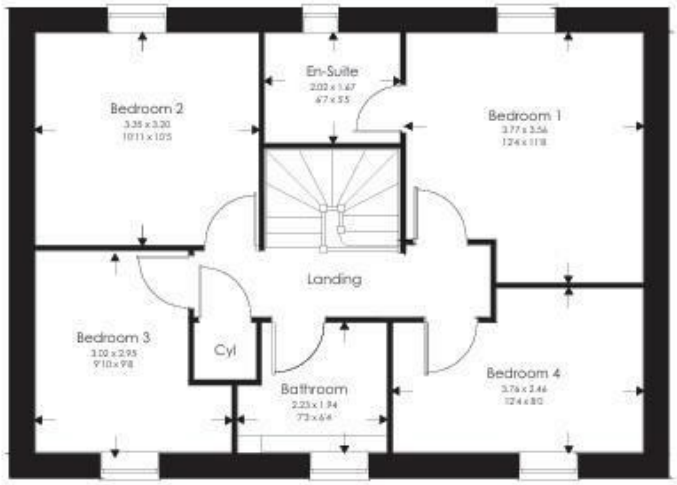
VIEWING ARRANGEMENTS
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

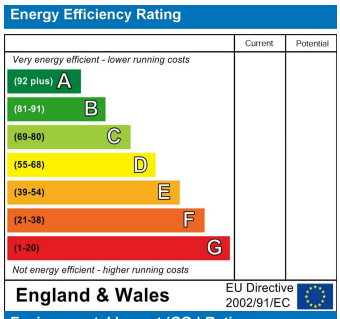
OPENING TIMES
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

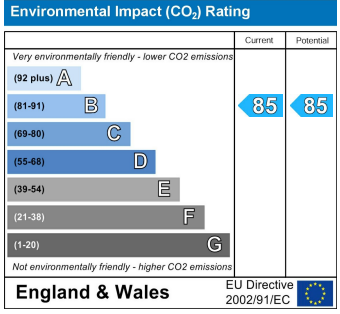


GROUND FLOOR



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.