

Buy. Sell. Rent. Let.



5 Houghton Drive, Laceby



When it comes to  
property it must be

  
**lovelle**

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



NEW BUILD HOMES AVAILABLE NOW



10 YEAR WARRANTY  
ON ALL NEW HOMES



£395,000



A stunning brand new build detached house with a 10 year build warranty.

#### Key Features

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



Built by the highly regarded John Roe Homes and backed by a 10-Year Build Warranty, this exceptional new residence presents a rare opportunity to secure a premium home in a sought-after village setting. Register your interest today to avoid missing out.

Lovelle are delighted to bring to market this impressive brand-new executive detached home, crafted by locally renowned and trusted builders, John Roe Homes. Combining quality craftsmanship with contemporary design, this striking three-storey property has been thoughtfully planned to meet the demands of modern family living.

Situated within an exclusive new development in the desirable village of Laceby, just off Fieldhead Road, the property enjoys a superb position. Residents will benefit from a wide range of local amenities, picturesque countryside walks, and convenient access to Grimsby Town Centre, making it ideal for both families and commuters alike.

The spacious and versatile accommodation is arranged over three floors and briefly comprises: a welcoming entrance hall, cloakroom, elegant lounge, and a stunning open-plan kitchen and family room designed for both everyday living and entertaining. A separate utility room adds practicality, while the upper floors offer four generously sized bedrooms and three beautifully appointed bathrooms.

Finished to an exceptional standard throughout, the property will feature high-quality fixtures and fittings, along with stylish flooring included as standard. Externally, the home will benefit from a professionally landscaped rear garden complete with patio and lawn—perfect for relaxing or entertaining. Given the quality and desirability of these homes, early registration of interest is strongly recommended.

Outside, a driveway runs alongside the property leading to a garage, while the rear boasts a large, enclosed garden offering both privacy and space for family life. Built with modern living in mind, the home incorporates the latest in energy-efficient construction, including high-performance insulation, a gas central heating system, and uPVC double glazing—ensuring comfort while keeping running costs low.

This is a fantastic opportunity to acquire a beautifully designed new home in a prime location. Contact us today to arrange your site visit or reserve your property.

### Agent notes

- 20 Year Bifold Door Warranty
- Flooring Included
- Appliances Included

### Size

GF = 82 sq. m

FF = 74 sq. m

SF = 31 sq. m

### Disclaimer

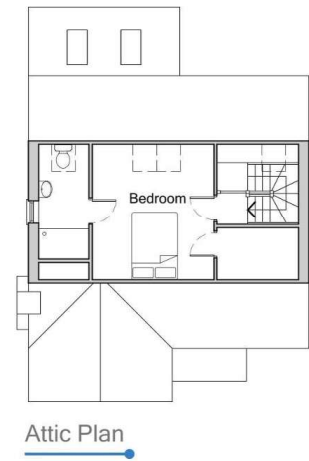
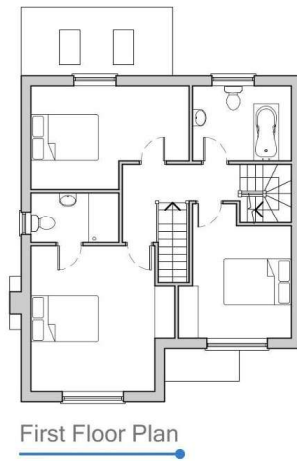
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

### Member of consumer code of new homes

The developer is a Member of consumer code of new homes.



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