JoWalker

ESTATE AGENTS

Plot 103, 24 Twidale Lane, Off Field Head Road

Laceby, North East Lincolnshire DN37 7SS

A superb BRAND NEW FOUR 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 2026 and has spacious accommodation including: Entrance hall, cloaks/wc, good sized lounge, living dining kitchen and utility room and to the first floor three bedroom one with en suite shower room and a family bathroom and to the second floor the master bedroom and a further en suite shower room. Gas central heating system (underfloor heating to the ground floor). Double glazing. Front and rear gardens and detached garage. 10 year Warranty Sutherland Consulting.

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

Chain Free £370,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

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

CLOAKROOM/WC
5'6" x 2'11" (1.69 x 0.9)

LOUNGE
16'4" x 12'0" (5.00 x 3.66)

LIVING KITCHEN DINER
25'3" x 12'9" (7.7 x 3.9)

LIVING KITCHEN DINER

UTILITY ROOM
6'10" x 5'10" (2.1 x 1.8)

FIRST FLOOR
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FIRST FLOOR LANDING

BEDROOM ONE
15'4" x 9'10" (4.69 x 3.0)

EN SUITE SHOWER ROOM
8'6" x 4'11" (2.6 x 1.5)

BEDROOM THREE
14'1" x 11'9" (4.3 x 3.6)

BEDROOM FOUR
10'9" x 9'6" (3.3 x 2.9)

SECOND FLOOR
.

SECOND FLOOR LANDING

BEDROOM TWO
13'1" x 11'9" (4.00 x 3.59)

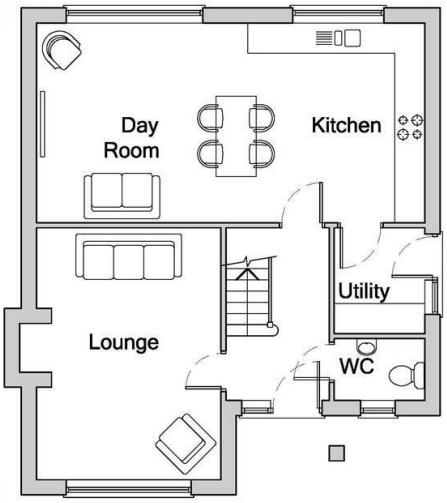
EN SUITE SHOWER ROOM

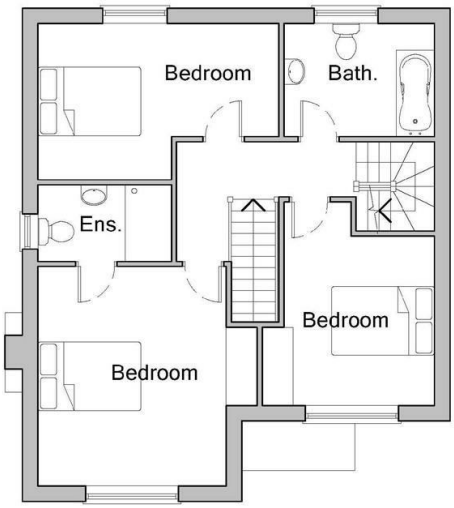
OUTSIDE

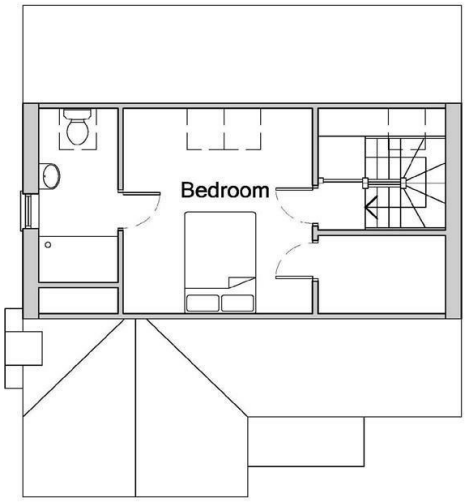
GARDENS

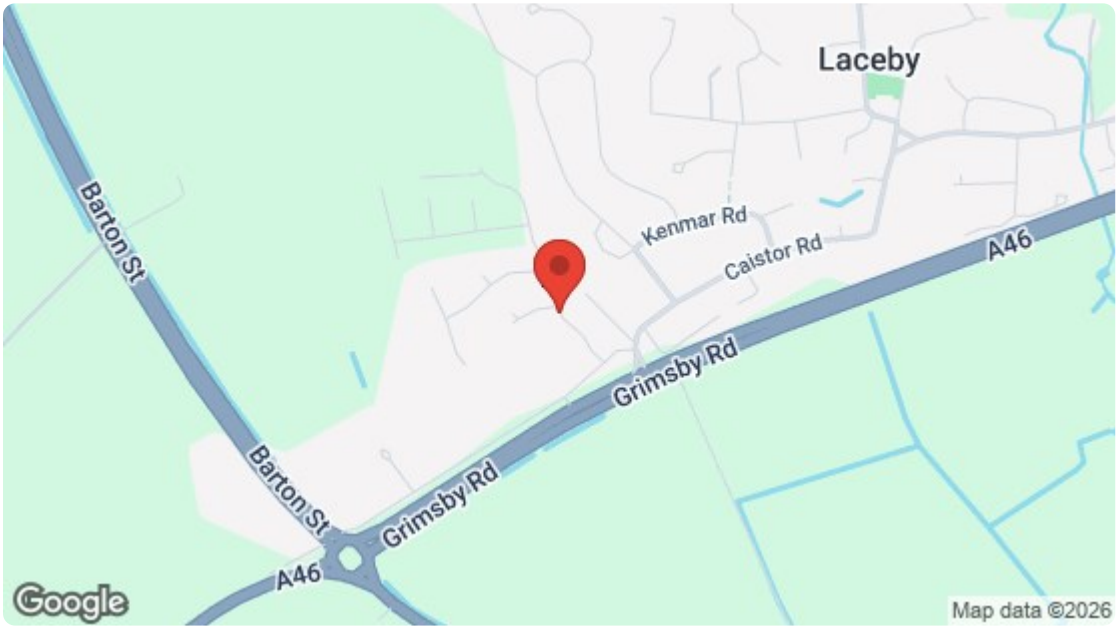
GARAGE

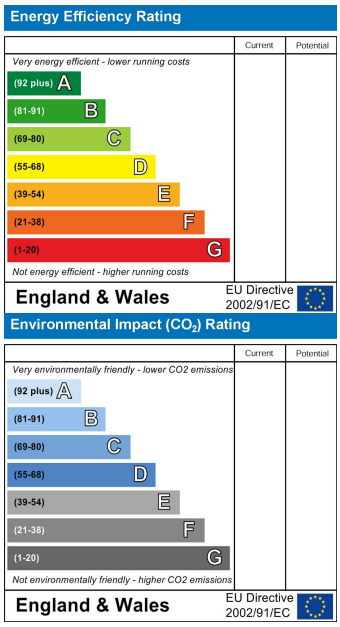
SITE PLAN











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.