Joy Walker

ESTATE AGENTS



Plot 16, 29 George Crescent

Thoresby Meadows, East Lindsay District DN36 5RF

** NEW DEVELOPMENT ** Welcome to an exceptional opportunity to purchase a spacious four-bedroom detached home on a sought-after new development by Cyden Homes, situated in the charming village of North Thoresby, near Grimsby.This impressive family home offers generous living accommodation, including a well-appointed kitchen diner with access to a sunroom, a separate utility room, comfortable lounge, study and convenient ground-floor cloakroom. Upstairs, four well-proportioned bedrooms include a master bedroom with en suite, complemented by a family bathroom.Externally, the property benefits from a double garage and a long driveway providing ample off-road parking. Located within the sought-after village of North Thoresby, the development offers a peaceful village lifestyle while remaining within easy reach of Grimsby, Louth and the surrounding Lincolnshire countryside. Local amenities, schools and transport links are also conveniently accessible. 10 Year Warranty included ! Don't miss the opportunity to make this fantastic new home yours.

£374,950

- NEW DEVELOPMENT !
- SPACIOUS FOUR BEDROOM DETACHED
- DOUBLE GARAGE
- LARGE BLOCK PAVED DRIVEWAY
- AIR SOURCE HEAT PUMP
- EV CHARGER
- OPEN-PLAN LIVING
- UTILITY & STUDY
- QUARTZ WORKTOP TO KITCHEN BY OMEGA
- WARDROBES BY HAMMOND







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

www.joywalker.co.uk

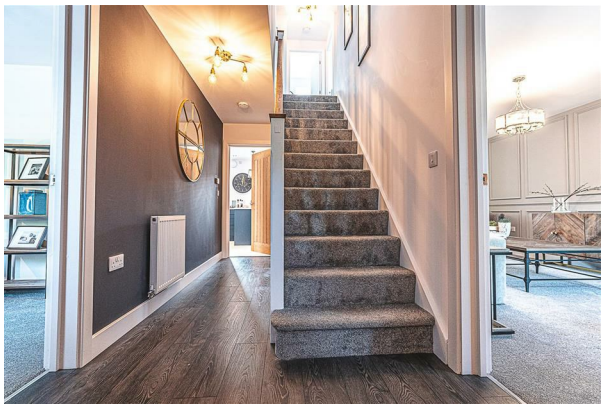
MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
.

GROUND FLOOR
.

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



LOUNGE
16'11" x 10'11" (5.16 x 3.35)



LOUNGE



KITCHEN DINER

26'7" x 19'7" (8.12 x 5.98)



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



SUNROOM

13'3" x 10'0" (4.05 x 3.06)



SUNROOM



STUDY
9'0" x 8'0" (2.75 x 2.44)



UTILITY
8'0" x 5'5" (2.44 x 1.66)



CLOAKROOM/ WC
5'9" x 2'9" (1.77 x 0.85)

FIRST FLOOR LANDING

BEDROOM ONE
14'9" x 11'2" (4.50 x 3.41)



BEDROOM ONE



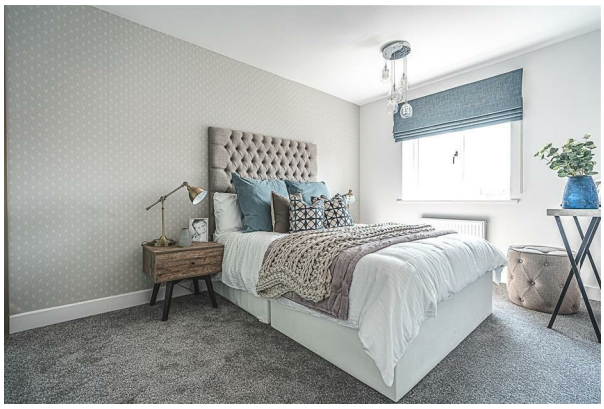
EN-SUITE
7'0" x 6'5" (2.15 x 1.97)



BEDROOM TWO
14'1" x 8'2" (4.30 x 2.50)



BEDROOM THREE
11'1" x 10'5" (3.40 x 3.20)



BEDROOM FOUR
11'9" x 8'3" (3.60 x 2.53)



FAMILY BATHROOM
7'3" x 5'6" (2.22 x 1.70)



OUTSIDE

GARDEN

GARDEN

SITE MAP

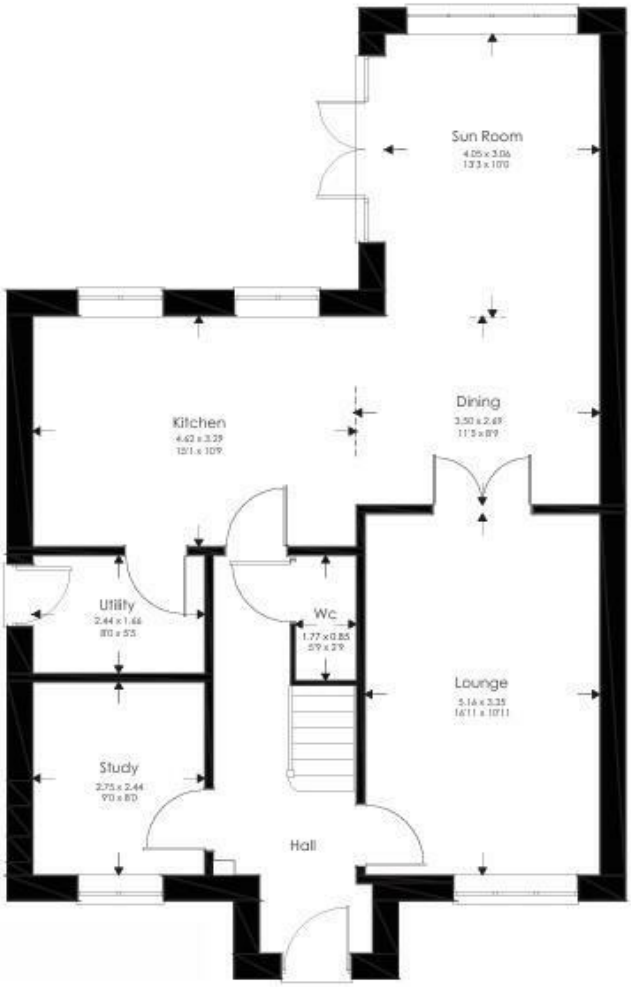
COUNCIL TAX BAND & EPC RATING
Council Tax Band -
EPC -

TENURE - FREEHOLD
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

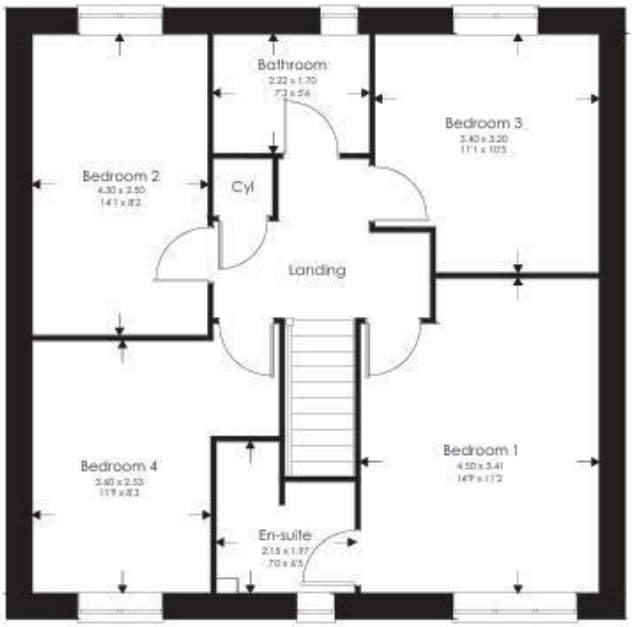
CYDEN HOMES FREEHOLD MANAGEMENT
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

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

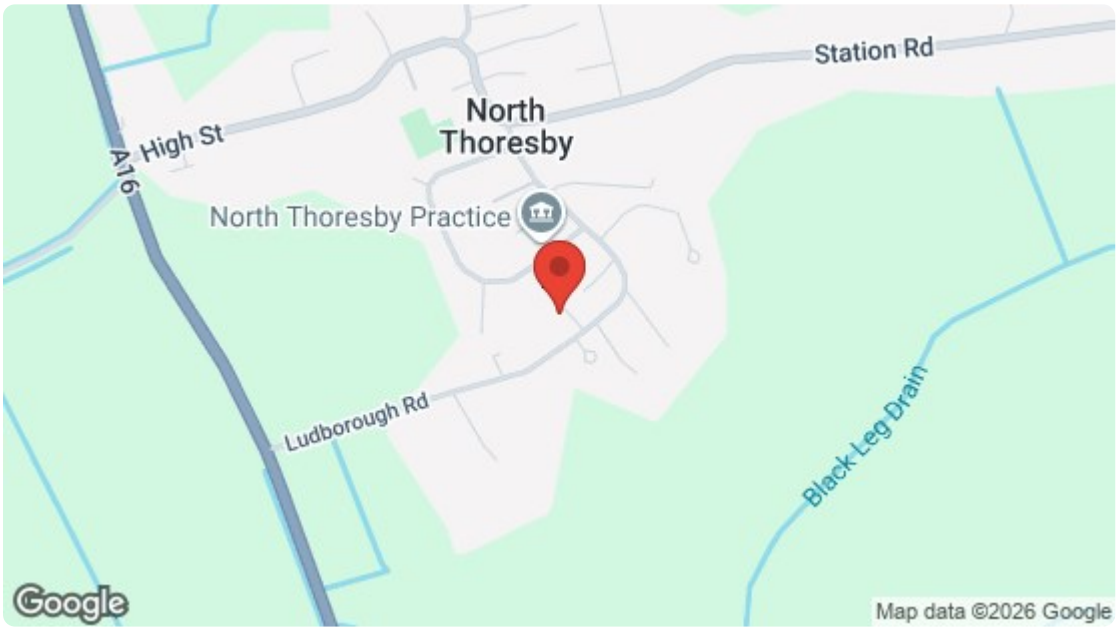
OPENING TIMES
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

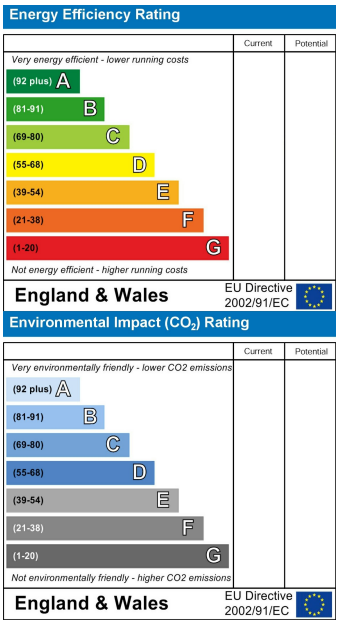


GROUND FLOOR



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.