

MARTIN MASLIN

2 HOUGHTON DRIVE
LACEBY
GRIMSBY
DN37 7FR



Front Elevation

A superb brand new detached three storey family home occupying a pleasant position on this new development. Featuring an excellent Living Kitchen, generous Lounge, three Bedrooms and Ensuite on the first floor and second floor a Guest Bedroom with Ensuite and Dressing Room. Enjoying a pleasant south-facing rear garden with detached garage.

£340,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

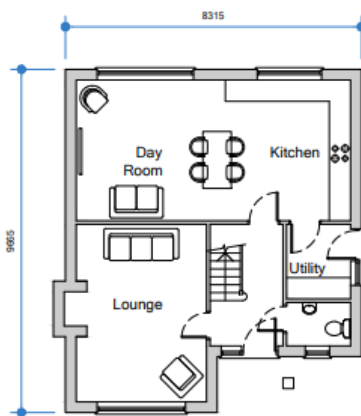
2 Houghton Drive is a brand new detached family home enjoying a south-facing plot on this sought after development. The accommodation briefly comprises: Entrance hall with Cloakroom and W.C where the staircase leads to the first floor, a generous Lounge to the front and a superb open plan Living Kitchen with patio doors onto the rear Garden. On the first floor there are three Bedrooms including Principle Bedroom with Ensuite and a further Family Bathroom. On the second floor level, is a fourth Guest Bedroom with its own private large Ensuite Shower Room and Dressing Room. Outside there is a detached Garage approached from a paved driveway. The front and rear gardens will be seeded and fencing defining the boundaries.

Situated in the popular village of Laceby, this exceptional new development brings a mix of beautifully designed semi detached house, spacious bungalows and elegant detached homes. Built by one of the regions most trusted and reputable new developers WJC Developments, this new development of high quality construction, thoughtful layout and modern amenities will create a neighbourhood to suit every lifestyle.

A perfect Location just a short drive from Grimsby and within easy reach of the A180. The new Laceby development offers both tranquility and convenience. Enjoy the village life with the added benefit of the countryside on your doorstep providing excellent walks. Features to fall in love with, weather you require single storey living in a bungalow or the extra space in a detached home, there is a variety of layouts offering something for everyone. Contemporary interiors all equipped with sleek modern kitchens, stylish bathrooms, and spacious living areas to make life comfortable and enjoyable.

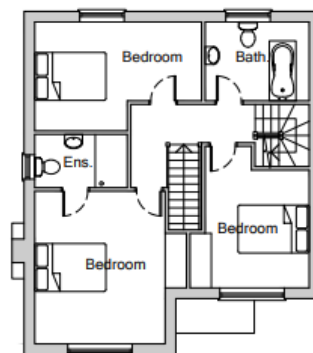
Beautiful outdoor spaces, private gardens with plenty of green spaces and tree lined streets make this new Laceby development a scenic and inviting community. A unique opportunity don't miss the chance to become part of this new Laceby development with limited plots available. This development is in high demand. Discover your dream home in a welcoming vibrant neighbourhood. Secure your plot today!

For further information or to book a viewing contact Martin Maslin Estate Agents on Grimsby 311000.



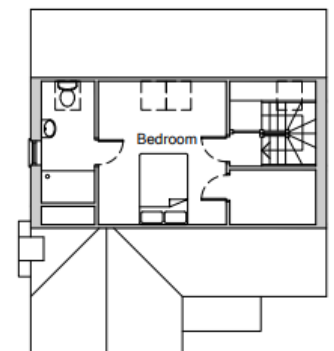
Ground Floor Plan

1:100



First Floor Plan

1:100



Attic Plan

1:100

Accommodation

ENTRANCE HALLWAY

3.56m (11'8") x 1.83m (6'0")

Where the staircase leads to the first floor.

CLOAKROOM

1.88m (6'2") x 1.22m (4'0")

LOUNGE

4.98m (16'4") x 3.71m (12'2")

A good sized family lounge with double glazed front window.

LIVING KITCHEN

7.70m (25'3") x 4.06m (13'4")

To be fitted with a range of base and wall mounted units including integrated appliances.

UTILITY ROOM

2.18m (7'2") x 1.88m (6'2")

FIRST FLOOR

LANDING

PRINCIPLE BEDROOM ONE

4.50m (14'9") x 3.12m (10'3") narrowing to (7'6")

With radiator and double glazed window.

ENSUITE SHOWER ROOM

2.57m (8'5") x 1.27m (4'2")

Featuring a W.C, vanity, wash hand basin and shower cubicle with shower unit.

BEDROOM TWO

4.29m (14'1") x 3.71m (12'2")

With radiator and double glazed window.

BEDROOM THREE

3.43m (11'3") x 3.25m (10'8")

With radiator and double glazed window.

BATHROOM

2.90m (9'6") x 2.29m (7'6")

With W.C, vanity wash hand basin and panelled bath with shower over.

SECOND FLOOR LEVEL

BEDROOM FOUR/GUEST BEDROOM

4.01m (13'2") x 3.76m (12'4")

ENSUITE SHOWER ROOM

4.01m (13'2") x 1.45m (4'9")

Featuring W.C, vanity wash hand basin and shower cubicle.

DRESSING ROOM

2.36m (7'9") x 1.63m (5'4")

GARAGE

A private driveway leads to the detached brick garage.

OUTSIDE

The property will enjoy a south-facing aspect and the gardens will be landscaped and seeded with fencing to the perimeter.

TENURE

We have been advised that the tenure is Freehold and understand that a management company will be set up to cover the running cost of maintenance in common areas.

SPECIFICATION DETAILS

All the properties will be completed to a bespoke finish by WJC Developments including the following:

- Radiators connected to a gas central heating boiler upstairs and underfloor heating downstairs
- uPVC double glazed windows in a white exterior finish
- Smart fitted composite front door and uPVC patio/bifold doors as per design -LED lighting
- Flooring included in the kitchen only
- High quality bespoke kitchen from Huws Gray with a choice of design and colour including worktops (upgrade to quartz available upon request)
- Bathrooms will comprise W.C, vanity wash basin, panel bath with shower over and part tiled walls
- Emulsion walls with white skirting boards and architraves
- Front seeded garden with a porcelain pathway to the front door
- All gardens seeded and landscaped
- Fitted wired smoke alarms
- Outside wall lights and an outside tap
- Driveway paved to the garage
- Solar panels and EV charging points (available by separate negotiation)
- 10 year builders warranty with Sutherland Consulting

For further information please contact Martin Maslin Estate Agents



ENTRANCE HALL



LOUNGE



LIVING KITCHEN



GARAGE



OUTSIDE

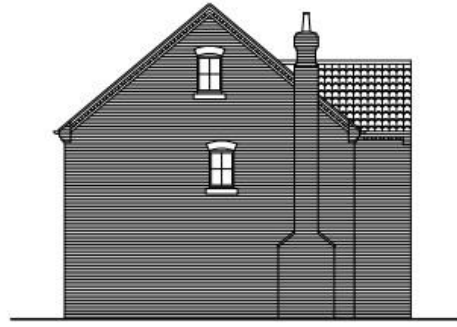


OUTSIDE



Front Elevation

1:100



Side Elevation

1:100



Rear Elevation

1:100



Side Elevation

1:100

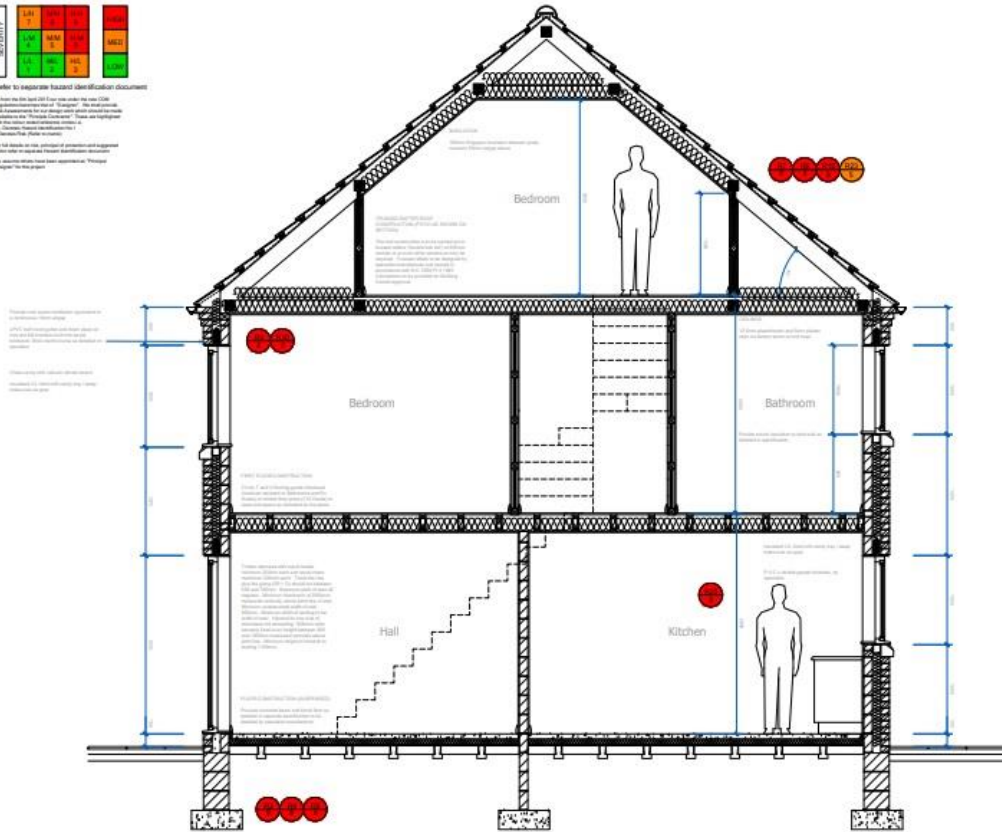
SEVERITY	LIKELIHOOD		RISK
	LOW	HIGH	
LOW	LOW	LOW	LOW
LOW	MEDIUM	HIGH	MEDIUM
MEDIUM	LOW	HIGH	MEDIUM
MEDIUM	MEDIUM	HIGH	HIGH

Refer to separate hazard identification document

A further risk assessment can be undertaken using the 'Risk Management and Control' template, which is available on the 'Project Control' page of the 'Project Control' system. This template is designed to be used in conjunction with the 'Project Control' system.

The risk assessment should be updated as the project progresses and any changes to the project should be reflected in the 'Project Control' system.

NO.	REVISION	DATE
1	Issue for approval	14/11/2022
2	Issue for approval	14/11/2022
3	Issue for approval	14/11/2022
4	Issue for approval	14/11/2022
5	Issue for approval	14/11/2022
6	Issue for approval	14/11/2022
7	Issue for approval	14/11/2022
8	Issue for approval	14/11/2022
9	Issue for approval	14/11/2022
10	Issue for approval	14/11/2022



Area
 Ground floor 74 sq m
 First floor 74 sq m
 Attic floor 31sq m

Plots
 99, 103, 135, 143

Ross Davy Ass
 Ross Davy Ass
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

APPROVAL

Proposed Development
 at 100 of Field Road Road
 Locality
 for Land Development (L) Ltd

Proposed Section
 Type: D

Date: 14-11-2022

RD:4598 - 46

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



24175



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk

M619 Printed by Ravensworth Digital 0191 2303553