



## Plot 139 17 Fieldhead Road Laceby, North East Lincolnshire DN37 7SS

£5,000 GIFTED DEPOSIT (ON FULL ASKING PRICE OFFERS)

A superb BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE, under construction by a renown local builder CES, finished to a high specification with a generous PC allowance. Located in this popular village of Laceby which is well served by excellent local facilities including schooling, shopping and easy access to Humberside Airport, Grimsby Town and the A180 motorway complex. The property will be ready summer 2025 and has spacious accommodation including: Entrance hall, cloaks/wc, good sized lounge, well fitted dining kitchen plus three bedrooms and a family bathroom to the first floor. Gas central heating system (underfloor heating to the ground floor). Double glazing. Front and rear gardens with off road parking. 10 year Warranty TC Consulting.

**Chain Free £220,000**

- £5,000 GIFTED DEPOSIT (ON FULL ASKING PRICE OFFERS)
- BRAND NEW SEMI DETACHED HOUSE
- CLOAKS/WC
- LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- OFF ROAD PARKING
- 10 YEAR WARRANTY TC CONSULTING



## MEASUREMENTS

All measurements are approximate and taken from the architect's plans.

## PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

## ENTRANCE HALL

### CLOAKROOM/WC

5'6" x 2'11" (1.69 x 0.9)

This illustration is an example of the cloaks layout.

### KITCHEN DINER

16'4" x 11'1" (5.0 x 3.4)

This illustration is an example of the kitchen/diner layout.

## LOUNGE

14'5" x 9'2" (4.4 x 2.8)

## FIRST FLOOR

### FIRST FLOOR LANDING

### BEDROOM ONE

12'5" x 9'2" (3.8 x 2.8)

### BEDROOM TWO

11'1" x 7'10" (3.4 x 2.4)

### BEDROOM THREE

8'10" x 8'2" (2.7 x 2.5)

### BATHROOM

6'10" x 5'6" (2.1 x 1.69)

This illustration is an example of the bathroom layout.

## OUTSIDE

### GARDENS

The property stands in both front and rear gardens, the open plan fore garden has a driveway which provides off road parking. The rear garden has a timber garden shed with light and power.

## SPECIFICATION

Village location with shops, schools etc

- Private drive
- Traditionally built structure
- Full planning & building regulations
- 10 year warranty: surveyors warranty

Walls

Cavity walling: Facing bricks, Internal 3.5n blockwork, 100mm cavity insulation, Feature cills & brickwork detailing

Roof

Black/grey roof Tile, Insulation to roof space

Windows

Cream, trickle ventilation, locking handles.

Internal doors

Oak pre finished doors, Ironmongery: satin chrome Softwood frames, architraves and skirtings: MDF

Finishes

Plastered finish to ceilings & walls, Emulsion paint to ceilings & walls - white

Prime, undercoat & satin to woodwork (skirting and architrave) Screed floors

Electrical Installations

To comply with part P building regulations & carried out by nice IC registered contractor

## SPECIFICATION

Included in electrical:

Main distribution unit, meter tails and earthing. White or chrome sockets/switches

Kitchen

1 cooker supply, 1 dishwasher supply, 1 x fridge supply, 1 x freezer supply, 1 x hob supply

1 x tv point, 6 x 13a double switch sockets, Pin spots

Lounge

5 x 13a double switch socket, 1 x TV point, 1 x telephone point, 6 x pin spot fitting fixed

Downstairs toilet

2 x LED pin spot fitting fixed

Hallway

2 x 13a double switch socket, 4 x LED pin spot fitting fixed

Bedroom 1 (Master)

4 x 13a double switch sockets, 6 x LED pin spot fitting fixed, 1 x tv point

Bed 2

3 x 13a double switch socket, 4 x LED pin spot fitting fixed, 1 x tv point

Bed 3

3 x 13a double switch socket, 4 x LED pin spot fitting fixed, 1 x tv point

Bathroom

3 x pin spots IP65, 1 x extraction supply, 1 x electric mirror supply

Landing

4 x pin spots IP65, 1 x 13a double switch socket

Outside lighting

4 x outside light fittings and PIRs

Outside power 1 x IP54 rated double 13a switch socket outlets

Fire detection as building regulations

Intruder alarm

One wooden garden storage building with electric supply

Heating & plumbing installations

Underfloor heating downstairs, radiators upstairs

Mechanical services

1 combi boiler, Kitchen, Downstairs toilet and Main Bathroom allowance – £15000.00. VAT added to appliances. Supplied by Huws Gray. Installation costs included within house purchase price.

Loft

8m2 of boarding, 1 x loft hatch with ladder, 1 x Strip light

Wall tiling/ shower coverings

Shower wall covering to be chosen from mermaid board and purchased from allowance.

No wall tiles included, these can be bought within your allowance or as an extra and fitting quoted.

Flooring

Purchaser to supply, we will allow Allenby Stevensons to have entry to fit flooring prior to completion but subject to exchange of contract.

Extractors to suit building regulations

NB THERE IS TO BE NO DEVIATION FROM THE LIST OF SUPPLIERS

External works

Drive to front - Block paving, Boundaries – side & rear fenced (1.8m fencing)

Tree planting – as per planning approval, Patio area 20m in porcelain

Paths as plan in block paving, 1 x cold tap

Services

Full mains services: Gas, Water, Electricity, BT , Virgin

Specification excludes:

Carpets/ flooring, Floor tiling, Legal fees, Stamp duty

## SITE PLAN



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET

EPC -

### TENURE - FREEHOLD

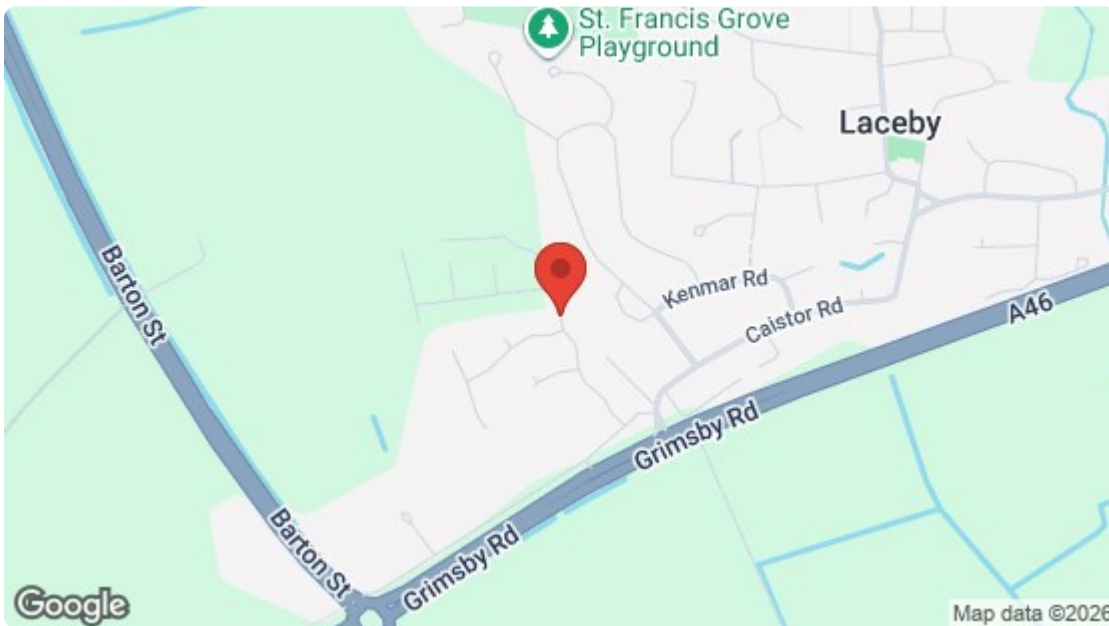
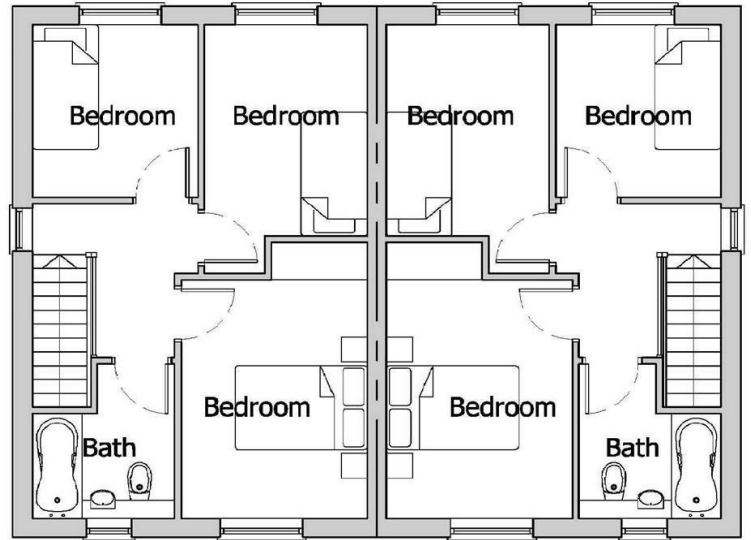
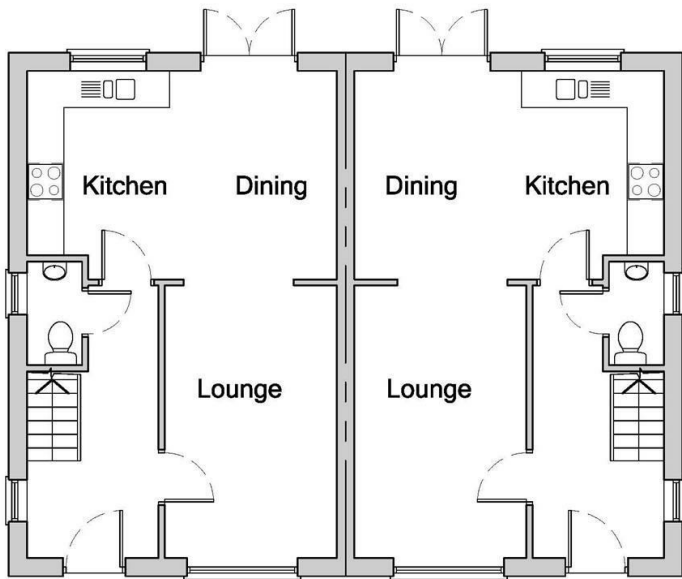
We are informed by the seller that the tenure of this property is Freehold, and in addition there will be a management company for the development for the maintaining the common areas, running of the company etc. Confirmation / verification has been requested. Please consult us for further details.

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's 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.