

MARTIN MASLIN

9 HEWITT GARDENS
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7FQ



AN EXECUTIVE STYLE SEMI DETACHED HOUSE
ENJOYING AN EAST FACING GARDEN.

****IMAGES USED ARE EXAMPLES ONLY****
****ALL MEASUREMENTS ARE APPROXIMATE****
COMING SOON!

£239,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

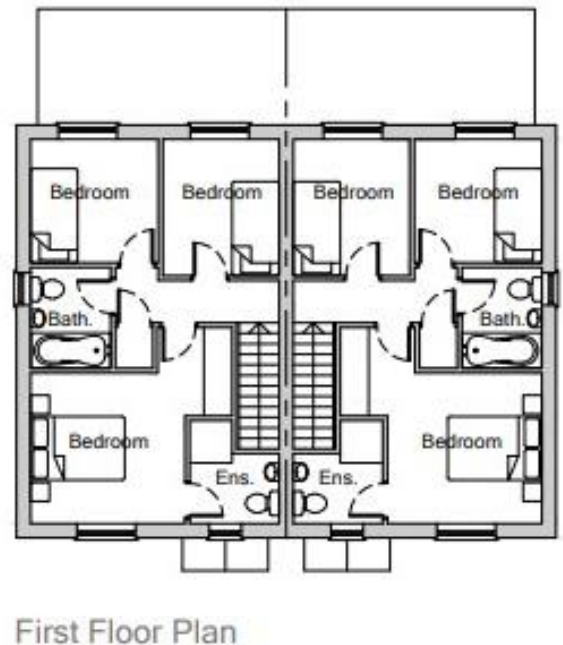
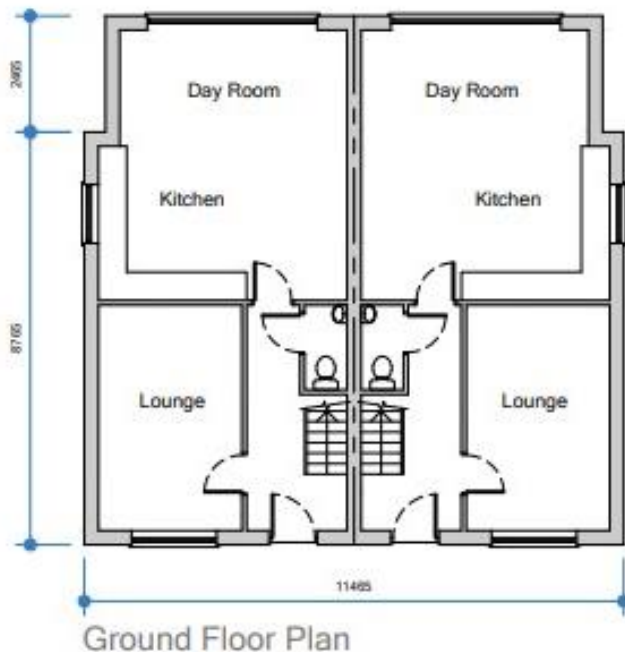
The Property

Situated in the popular village of Laceby, this exceptional new development brings a mix of beautifully designed semi detached houses, spacious bungalows and elegant detached homes. Built by WJC Developments, this new development of high quality construction, thoughtful layout and modern amenities will create a neighbourhood to suite every lifestyle. Plot 119 is a brand new executive style semi detached enjoying an excellent east facing plot on this sought after Village development.

The accommodation briefly comprises:- an Entrance hall with Cloakroom/W.C where the Staircase leads to the First Floor, a generous Lounge to the front and a stunning open plan Living/Kitchen complete with a Sun-lounge featuring a high vaulted ceiling with uPVC patio doors opening onto the rear garden. On the first floor there are three bedrooms, the principle with en-suite shower room and a family bathroom. Outside there is an attached garage approached via a paved driveway. The front and rear gardens will be seeded with fencing defining the boundaries.

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 wall in love with, whether 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!



Accommodation

HALLWAY

4.78m (15'8") x 2.13m (7'0")

CLOAKROOM

1.90m (6'3") x 0.91m (3'0")

OPEN PLAN KITCHEN SUN LOUNGE EXTENDING TO 5.71 (18'9") IN LENGTH

LOUNGE

4.78m (15'8") x 3.05m (10'0")

With a double glazed front window.

KITCHEN

5.26m (17'3") x 3.25m (10'8")

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

SUN LOUNGE

4.80m (15'9") x 2.44m (8'0")

Open plan to the Kitchen with uPVC patio doors onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

3.28m (10'9") x 3.17m (10'5")

With a radiator and double glazed window.

EN-SUITE SHOWER ROOM

2.90m (9'6") x 1.88m (6'2")

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

BEDROOM TWO

2.90m (9'6") x 2.46m (8'1")

With a radiator and double glazed window.

BEDROOM THREE

2.69m (8'10") x 2.62m (8'7")

With a radiator and double glazed window.

BATHROOM

2.39m (7'10") x 1.68m (5'6")

With a W.C, a vanity wash basin and a panel bath with shower over.

GARAGE

5.79m (19'0") x 3.07m (10'1")

The private driveway leads to the detached brick garage.

OUTSIDE

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

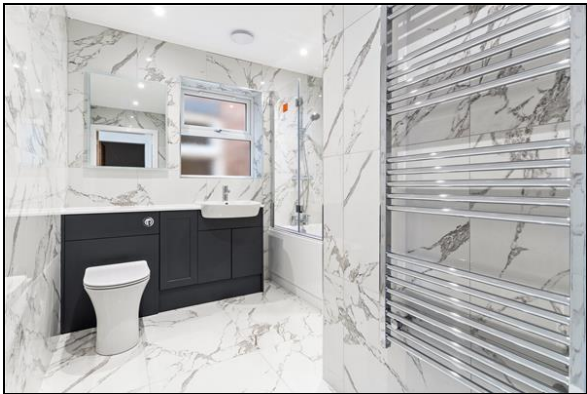
For further information please contact Martin Maslin Estate Agents



EXAMPLE KITCHEN



EXAMPLE KITCHEN



EXAMPLE BATHROOM



EXAMPLE EN-SUITE SHOWER ROOM



OUTSIDE



OUTSIDE



Account		62 Land Development (1200) 100
Account Type		Financial (50) 7000
Amount	601.146	5.000
Year	2010-2011	700
Account No.		FD:4598 - 03 0



LIFE CYCLE	
Period 1 - 61	
Single-year Class (5%)	6
Overlaid	22
Class detached	20
Live	3
Dead	30
Abundant	18
Life Cycle Summary & Analysis	
Period 62 - 107	
Single-year Class (5%)	6
Overlaid	21
Class detached	20
Live	15
Dead	21
Abundant	18
20% Yield	6.5 (maximum)

[illegible]

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.



24172



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