JoWalker

ESTATE AGENTS

Plot 90, 17 Twidale Lane

Laceby, Grimsby, North East Lincolnshire DN37 7SS

A superb BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE, under construction by a renown local builder N B Electrical Contractors Ltd. 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 is nearing completion and has spacious accommodation including: Entrance hall, cloaks/wc, good sized lounge, fitted dining kitchen day room, plus three bedrooms, master with en suite shower room and a family bathroom to the first floor. Gas central heating system (underfloor heating to the ground floor). Double glazing. Front and rear gardens. Single garage and driveway. 10 year Warranty Architect Certificate by Sutherland Consultants.

Chain Free £245,000

- POPULAR VILLAGE LOCATION
- BRAND NEW SEMI DETACHED HOUSE
- CLOAKROOM/WC
- LOUNGE
- DINING KITCHEN EXTENDED TO DAY ROOM
- THREE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- SINGLE GARAGE OFF ROAD PARKING
- 10 YEAR WARRANTY SUTHERLAND CONSULTANTS

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.

ACCOMMODATION
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GROUND FLOOR
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ENTRANCE

HALLWAY

CLOAKROOM/WC
5'10" x 2'11" (1.80 x 0.9)

LOUNGE
15'8" x 9'10" (4.79 x 3)

KITCHEN DINER
17'0" x 10'5" (5.2 x 3.2)
The modern kitchen is fitted with grey shaker style wall and base units with contrasting worksurfaces and matching up stands incorporating a composite sink and drainer, electric fan assisted, integrated dishwasher, washing machine and fridge freezer. Wall mounted boiler in matching unit and peninsular island, providing a break bar area, further storage and an induction hob with extractor fan fitted.

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

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KITCHEN DINER

DAY ROOM
15'8" x 7'10" (4.8 x 2.4)

FIRST FLOOR
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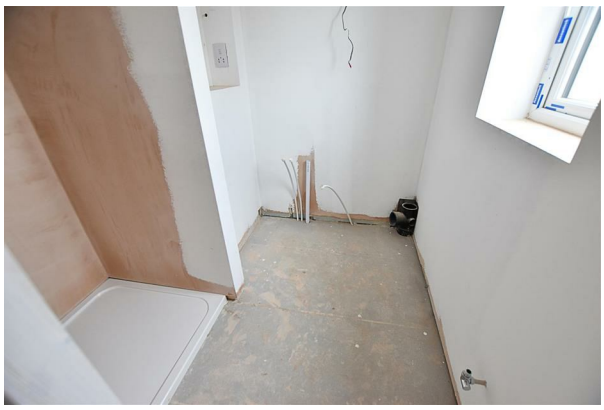
FIRST FLOOR LANDING

MASTER BEDROOM
10'5" x 10'5" (13'9" widest) (3.2 x 3.2 (4.2 widest))

EN SUITE SHOWER
6'2" x 4'7" (1.9 x 1.4)
This illustration is an example of the kitchen/diner layout.



BEDROOM TWO
9'6" x 7'10" (2.9 x 2.4)

BEDROOM THREE
8'10" x 8'6" (2.7 x 2.6)

BATHROOM
6'10" x 5'6" (2.1 x 1.7)

OUTSIDE

THE GARDENS
Driveway and pathways to be blocked paved
Fencing to side
Patio area in porcelain

THE GARDENS

GARAGE

SPECIFICATION

3 Bedroom semi detached home

Village Location, Private drive with single garage, Traditionally built structure, Full planning and building regulations, 10 year warranty with Sutherland Consulting

Walls

100mm Cavity wall/insulation, Facing Bricks Brookmill Blend , Internal 3.5n Blockwork

Roof

Black/grey roof tile, Insulation to roof space

Windows/ External Doors

White, trickle ventilation, locking handles, White bifold doors to rear dining/kitchen area, Composite front door

Internal Doors

Oak doors, Satin chrome ironmongery, Softwood frames, architraves and skirtings: MDF

Finishes

Plastered finish to walls and ceilings, Emulsion Paint to ceilings and walls, Prime, undercoat and satin to woodwork, Screed floors

Electrical Specification

Full electrical installation carried out to part p building regulations by NICEIC approved Contractor to include , Wiring only for car charging point on drive side of property, Wiring only to loft space provision for solar panels

Loft

1 x light point, 1 x single socket for tv amp

Garage

2 x double sockets, 2 x light point, 1 x external flood light with P.I.R

Kitchen/dining room

10 x downlights, 8 x double sockets, Wiring and connection of all appliances,
1 x 45 amp Oven Supply, 1 x Heat/co2 Detector, 2 x Tv point

Hallway

1 x double socket, 1 x 2 way light point, 1 x optical smoke alarm

Lounge

6 x double sockets, 1 x 1 way light point, 1 x tv point, Main Bt and virgin points

Downstairs W/C

1x downlighter, 1 x fan

Landing

1 x double socket, 1 x 2 way light point, 1 x optical smoke alarm

Bed 1

4 x double sockets, 1 x 2 way light point 1 switch at door 1 switch to right of bed position,
1 x Tv point

Bed 2

3 x double sockets, 1 x 1 way light point, 1 x Tv point

Bed 3

3 x double sockets, 1 x 1 way light point, 1 x Tv point

Ensuite

3 x downlights, 1 x fan, 1 x shaver socket, 1 x mirror supply

Bathroom

4 x downlights, 1 x fan, 1 x mirror supply

External

5 x up/down lights P.I.R controlled to front and side of property, switched to rear of property, 2 x external double sockets

Heating and Plumbing

Underfloor heating to ground floor, Radiators to 1st floor, Towel rails to Bathroom and Ensuite, Combi Boiler, Plumbing for washing machine/dishwasher, 1 x outside tap to drive side

Kitchen, Downstairs W/C, Main Bathroom and Ensuite allowance - £12000.00 supplied by Huws Gray Insulation costs included within house purchase price.

Wall tiling / shower coverings

Shower covering to be chosen from mermaid board and purchased from allowance. No wall or floor tiles included, these can be fitted as an extra as quoted.

Flooring

To be supplied by purchaser

External

Driveway and pathways to be blocked paved, Fencing to side, Patio area in porcelain

The developer reserves the right to change any specification/layout prior to exchange of contracts (specification is for guidance only)

SITE PLAN

COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET
EPC -

TENURE - FREEHOLD

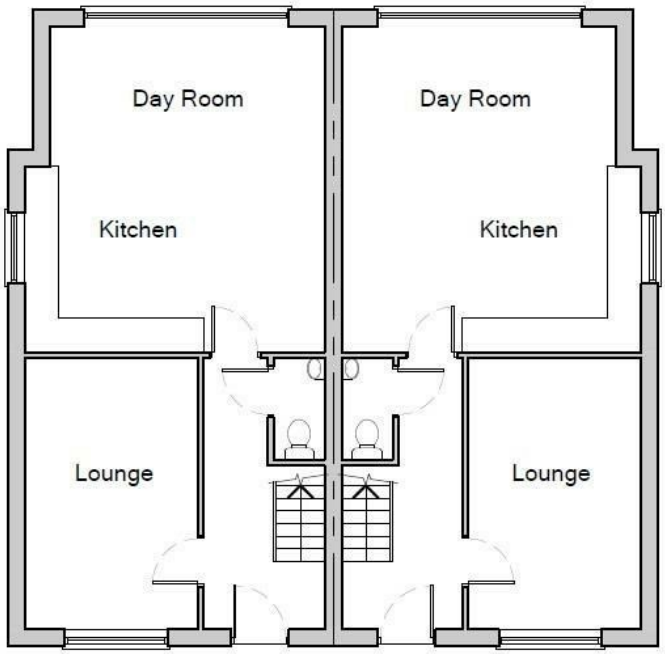
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

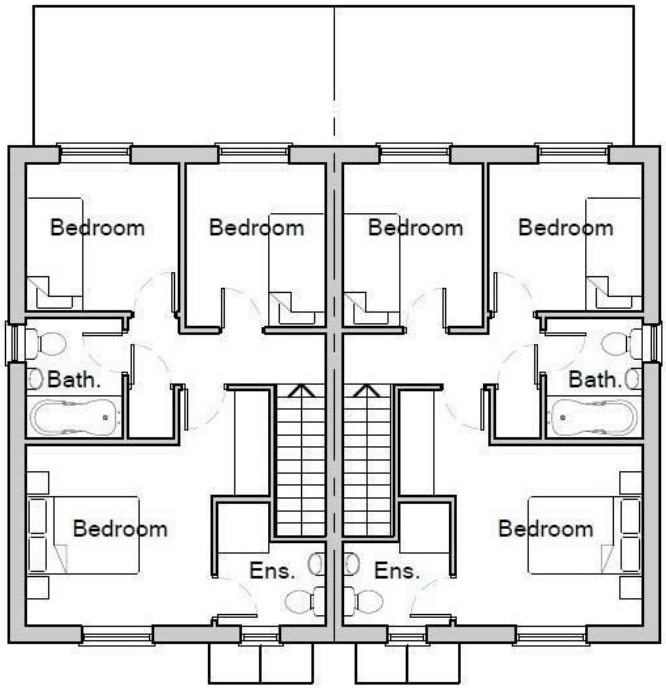
VIEWING ARRANGEMENTS

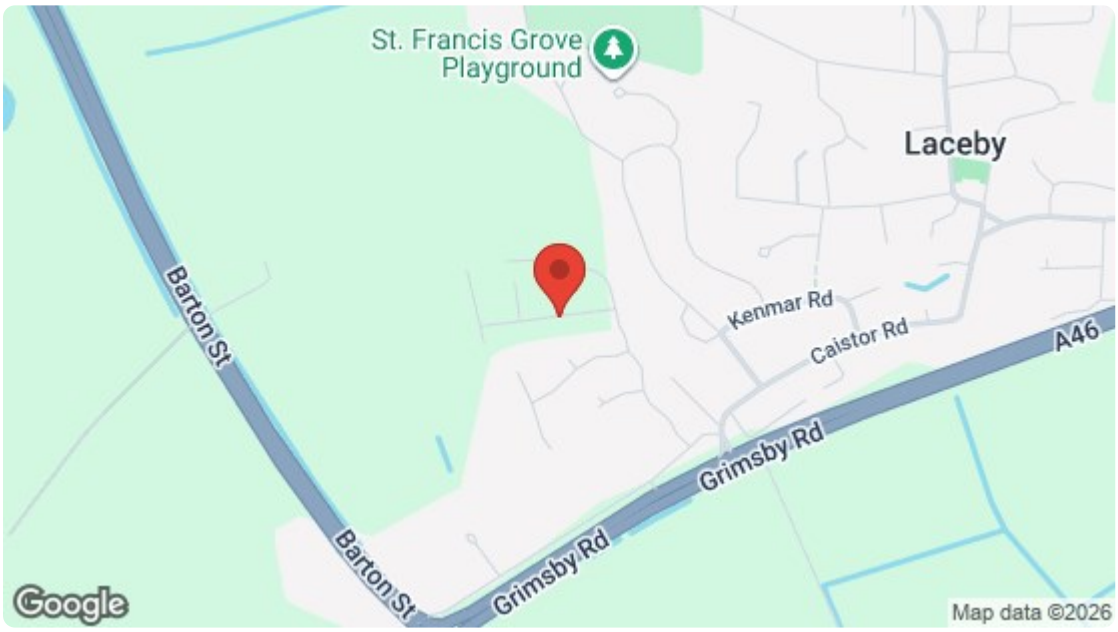
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

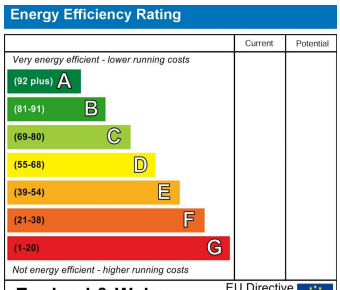
OPENING TIMES

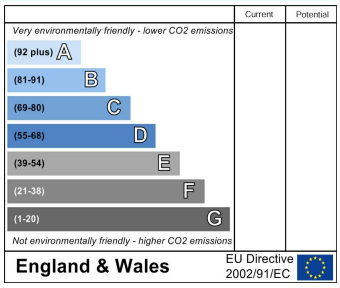
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm











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.