



## Plot 135, 9 Fieldhead Road Laceby, Grimsby, North East Lincolnshire DN37 7SS

This BRAND NEW DETACHED FOUR BEDROOM FAMILY HOME is under construction by the highly reputable local company ARH Tucker & Sons which is situated on the new development in the village of Laceby. The superb accommodation is on three floors and includes: Entrance hall, good sized formal lounge, fabulous living dining kitchen, utility room and cloaks/wc to the ground floor. To the first floor there are three good sized bedrooms one with an en suite plus a family bathroom and to the second floor is the principle bedroom, dressing room & en suite shower room. Gas central heating system. Double glazing. Security alarm system. Detached brick garage. Front and rear gardens. High specification. 10 year guarantee with LABC. Completion.....

**£375,000**

- BRAND NEW DETACHED FAMILY HOME
- LOUNGE
- LIVING DINING KITCHEN
- UTILITY ROOM & CLOAKS/WC
- FOUR BEDROOMS, TWO WITH EN SUITES
- FAMILY BATHROOM/WC
- BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- FRONT & REAR GARDENS
- 10 YEAR GUARANTEE



## 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.

## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate and taken from the architect's plan

### PHOTOGRAPHS

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

## GROUND FLOOR

### ENTRANCE HALL



### LOUNGE

16'4" x 12'0" (5.0 x 3.67)



### KITCHEN/ DAY ROOM

25'3" x 12'9" (7.7 x 3.9)



**KITCHEN/ DAY ROOM**



**KITCHEN/ DAY ROOM**

**UTILITY**

6'10" x 5'10" (2.1 x 1.8)

**CLOAKROOM/WC**

5'10" x 3'11" (1.8 x 1.2)



**FIRST FLOOR**

**BEDROOM TWO**



**EN-SUITE**

8'6" x 4'11" (2.6 x 1.5)



### BEDROOM THREE



### BEDROOM FOUR

15'4" x 9'10" (4.69 x 3.0)



### FAMILY BATHROOM

9'6" x 7'2" (2.9 x 2.2)



### SECOND FLOOR

#### PRINCIPLE BEDROOM

13'1" x 11'9" (4.0 x 3.59)



**EN-SUITE**

11'1" x 4'11" (3.4 x 1.5)

**DRESSING ROOM****OUTSIDE****BRICK GARAGE****FRONT AND REAR GARDENS****SPECIFICATION**

The details specification is attached to this brochure

**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**

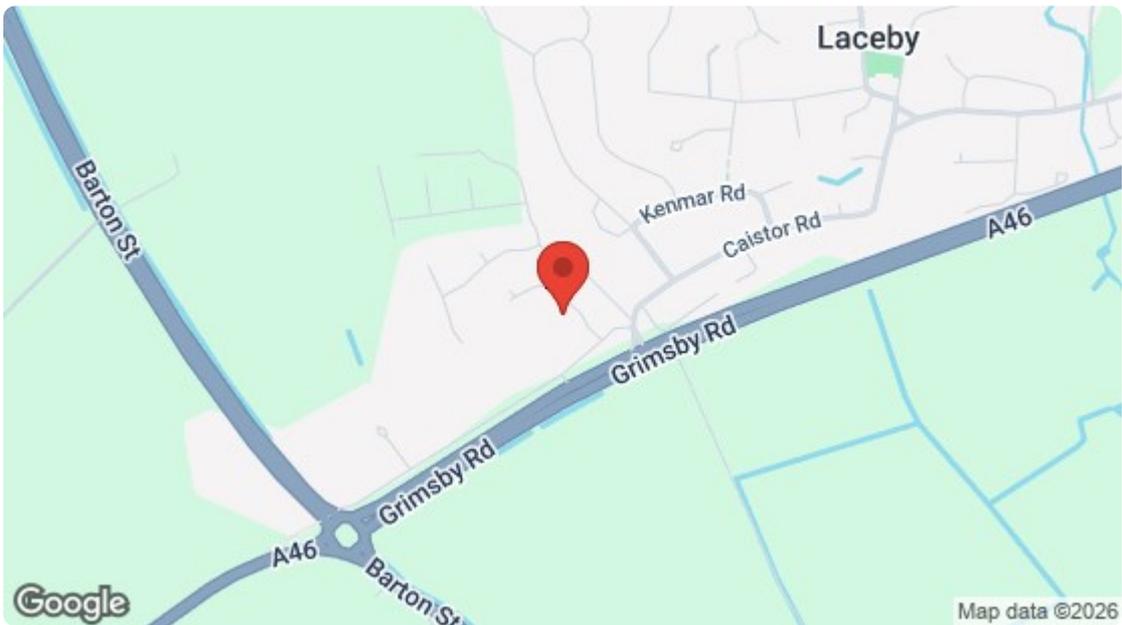
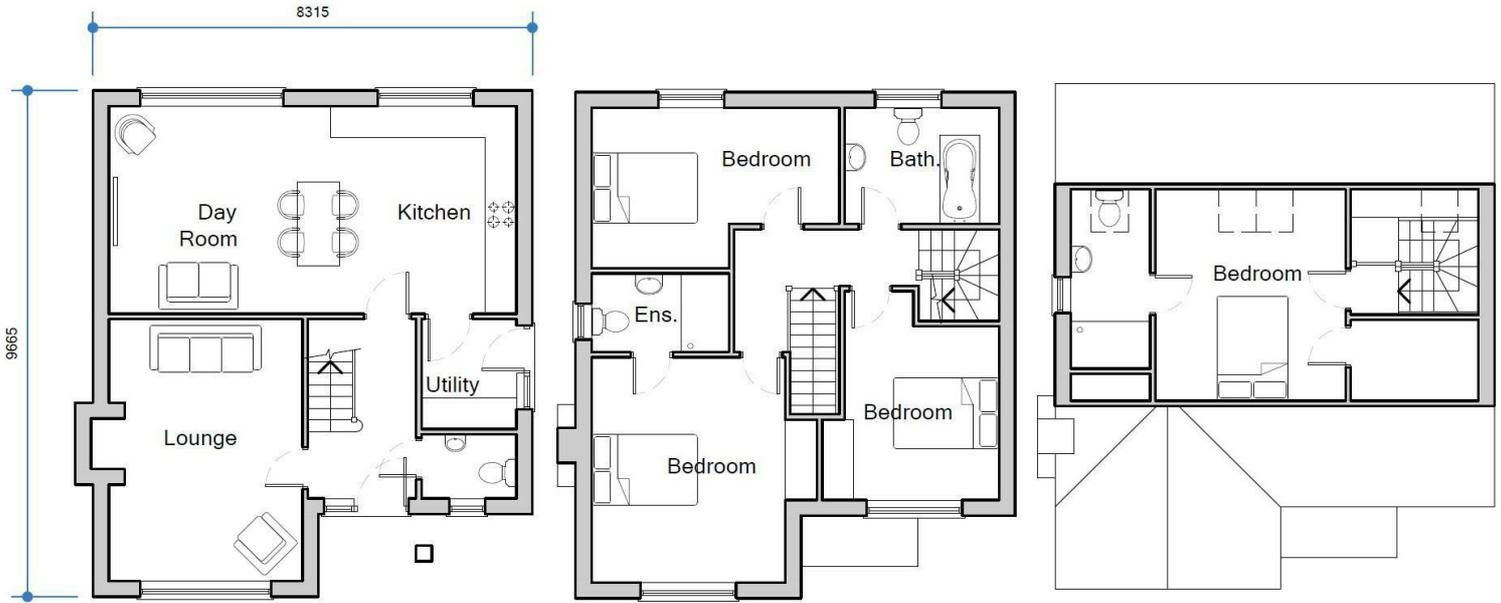
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

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

**PHOTOGRAPHS**

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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>			
(1-20) <b>G</b>			
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.

ARH Tucker & Sons (Cleethorpes) Ltd

Standard Specification for New Build Properties at Field Head Road, Laceby

Standard Items

Freehold, with 10-year LABC Building Guarantee

Underfloor heating to ground floor

Radiators with thermostatic valves to first and second floors

Burglar alarm system

Electrical smoke detectors, telecom points and aerial points

Downlights (spots) to kitchen/diner, utility, W.C., bathroom and en suites

Block paved driveway, slabs to paths and patio area (approx. 20 sq m), turfed front and rear garden

Close boarded fencing to rear of garden and enclosed with inset gate

Outside lights to front door, rear door, bi-fold door and security light to garage gable

External electric vehicle charger socket

Outside tap

Garage - light and 2 No double sockets, with roller door

Inclusive Standard Items with Choices

Internal doors oak faced – choice of Ely or Bury 4 No panel – Deanta Range from MKM, with satin chrome door furniture

Internal decoration – painted walls and ceilings – choice of colours from Standard Colour Chart

Skirting/architrave – colour white

Client choice from our preferred supplier/allowance to be discussed with builder

Kitchen/utility – units/worktops/upstands/sinks/taps/appliances - supplied and fitted by MKM

Bathroom/en suites – pottery/units/showers/heated towel rails - supplied by Huws Gray

Floor tiling/LVT to kitchen/diner, utility, W.C., entrance hall, en suites and bathroom - Choice of tiles from Topps Tiles and LVT from TR Carpets

Wall tiling to full area in shower cubicles and above bath, with splashback to ground floor W.C. - Choice of tiles from Topps tiles

The total cost of any extra items and any overspends on allowances will be supplied to the solicitor and added to the final completion statement. Regular updates on spends will be supplied to the customer as quotes are received by ourselves.