



Plot 4 The Grainsby, 4 Signal Box Way
Off Keddington Road, Louth, LN11 0AG

£369,950

4 Bedroom Detached House

- Freehold
- READY TO MOVE IN / COMPLETE JULY 2025
- Large Plots Not Overlooked
- Solar PV, Underfloor Heating, Air Source HP, EV Charging
- 4 Bedrooms, 2 Bathrooms
- Customer choices available for early reservations
- Close to Louth Town Centre & Amenities
- Driveway & Garage
- Part Exchange Considered
- 10 year Warranty



Overview

READY TO MOVE IN / COMPLETE JULY 2025 - PART EXCHANGE CONSIDERED

Reduce your Carbon footprint by reserving one of these fantastic properties available on Signal Box Way. Each property comes equipped with 1.5 KW of solar U.V Panels, estimated to save each household circa £465 per annum. The system used allows the owner to add further plans to the roof in the future. All properties benefit from VIRGIN FIBRE BROADBAND ** ULTRA ENERGY EFFICIENT ** SOLAR PV ROOF PANELS ** AIR SOURCE HEAT PUMP HEATING ** E.V CHARGE POINTS **

Pygott and Crone are delighted to be appointed as marketing Agents for "Signal Box Way", an exclusive and exciting new bespoke development comprising of 14 detached properties tucked away in a private position off Keddington Road, within the Historic Market Town of Louth.



Internal of Plot 5 Signal Box Way - for example only

The development enjoys an enviable position which makes the properties perfect for an abundance of amenities including shops, pubs/ restaurants , schools and transport links, with the A16 road link nearby. This unique development comprises of a selection of Large 4 bedroom Detached Family homes and large, detached bungalows, each having attached Garages, Driveways and generous gardens.

Introducing "The Grainsby", a fantastic modern 4 bedroom detached family home. Approached by block paved driveways and attached garage, the property is accessed by an Entrance Hallway with stairs leading to the first floor landing. To the front is a bay fronted Lounge which overlooks the front garden. The open plan Kitchen Dining Room has uPVC French doors leading into good sized gardens. Off the Dining Area are the handy utility room and cloakroom. The landing area has two built in storage cupboards. There are four Bedrooms; The Main Bedroom is served by an En Suite Shower Room. The Family Bathroom suite serves the remaining three Bedrooms.



Internal of Plot 5 Signal Box Way - for example only



Internal of Plot 5 Signal Box Way - for example only

We are advised that Kitchen and Bathroom wall and floor coverings will be included as standard in the builds. Potential purchasers will be free to select their own choice of carpets and flooring in all other rooms. Built to an exceptional standard by trusted local developers ACROM construction, purchasers will be assured of the highest quality with every new home benefitting from a 10 year surveyor-backed new build warranty from Sutherland Consulting.

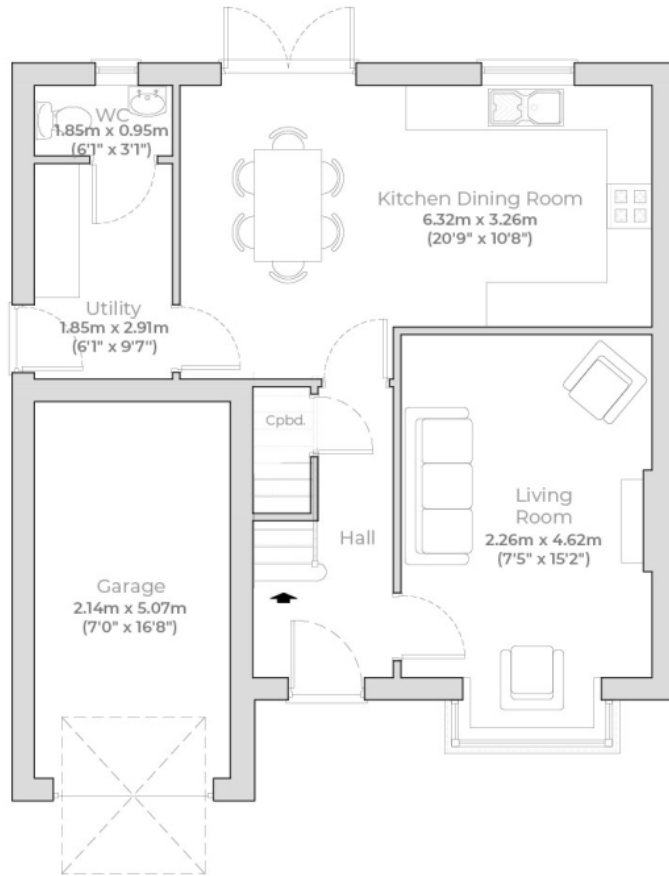
Agents Note:- Floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. Computer generated images are for illustrative purposes and not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change.



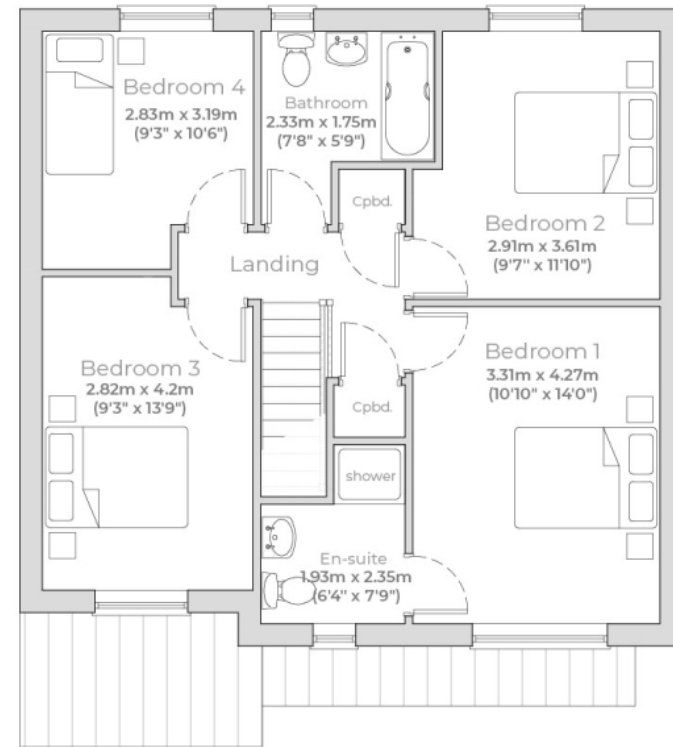
DIRECTIONS TO SITE- Off Keddington Road in Louth, turn onto Wintringham Way, follow the road around the bend and proceed straight , then turn left before you reach the end of the road, this leads to the entrance of the site.







Ground floor plan



First floor plan



Internal of Plot 5 Signal Box Way - for example only



Internal of Plot 5 Signal Box Way - for example only



Internal of Plot 5 Signal Box Way - for example only



Internal of Plot 5 Signal Box Way - for example only

Location



Stonebow
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Dave Jolley
Mortgage & Protection Adviser

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Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

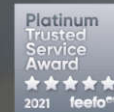
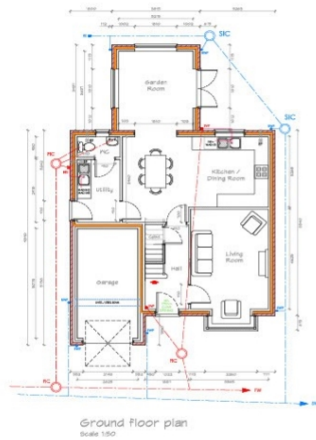
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External Plot 5 Signal Box Way - Example Only



External Plot 5 Signal Box Way - Example Only



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On average, 98% of asking price achieved

Signal Box Way

SIGNAL BOX WAY LOUTH, LINCOLNSHIRE

	THE FOTHERBY	THE UTTERBY	THE GRAINSBY	THE WILLOUGHBY	Plot	Type
Kitchen and Utility	2, 9, 11	1, 3, 10	5, 8, 12, 14	4, 6, 7, 13		
Fitted kitchen with soft close doors	S	S	S	S	Plot 1	The Utterby 3 Bed bungalow attached garage
Tiled splash backs	S	S	S	S	Plot 2	The Fotherby 3 Bed bungalow attached garage
S/Steel 4 ring electric induction hob, single oven and extractor	S	S	S	S	Plot 3	The Utterby 3 Bed bungalow attached garage
Double oven	O	O	O	O	Plot 4	The Willoughby 4 Bed attached garage
Integrated dishwasher	S	S	S	S	Plot 5	The Grainsby 4 Bed attached garage
Integrated fridge freezer	S	S	S	S	Plot 6	The Willoughby 4 Bed attached garage
S/Steel inset sink with chrome mixer tap	S	S	S	S	Plot 7	The Willoughby 4 Bed attached garage
S/Steel inset sink in utility with chrome mixer tap	S	S	S	S	Plot 8	The Grainsby 4 Bed attached garage
Plumbing for automatic washing machine	S	S	S	S	Plot 9	The Fotherby 3 Bed bungalow attached garage
Bathrooms en-suites and plumbing					Plot 10	The Utterby 3 Bed bungalow attached garage
Roca white sanitary ware with soft close	S	S	S	S	Plot 11	The Fotherby 3 Bed bungalow attached garage
Chrome towel rail to bathroom and en-suite	S	S	S	S	Plot 12	The Grainsby 4 Bed attached garage
Air source heat pump and thermostatic radiator valves	S	S	S	S	Plot 13	The Willoughby 4 Bed attached garage
Finishes					Plot 14	The Grainsby 4 Bed attached garage
White, or white and magnolia emulsion to walls and ceilings	S	S	S	S		
Internal woodwork finished in white satin	S	S	S	S		
Part tiling to sanitary ware walls. Full height tiling to shower enclosures	S	S	S	S		
Pencil round skirting and architrave white	S	S	S	S		
Internal doors with chrome ironmongery	S	S	S	S		
Vinyl flooring in Kitchen hall utility and ground floor toilet	S	S	S	S		
Tile flooring in bathroom and en-suits	S	S	S	S		
Electrical						
Down lighters in Kitchen	O	O	O	O		
Pendant lighting to other rooms, flush down lighters to bathrooms	S	S	S	S		
External light to front	S	S	S	S		
Electric shaver point to en-suite	S	S	S	S		
Additional phone points	O	O	O	O		
Additional TV points	O	O	O	O		
Additional sockets and switches	O	O	O	O		
Hard wired alarm	O	O	O	O		
Hard wired smoke detectors	S	S	S	S		
Power and lights to garages	S	S	S	S		
Outside						
Boundary fencing	S	S	S	S		
Paved paths and patio	S	S	S	S		
Outside tap to rear	S	S	S	S		
Block paved drive	S	S	S	S		
Front and rear garden landscaping, and turf	S	S	S	S		

Signal Box Way

KEY

S = Standard

O = Optional Extra



Houses. Homes. Harmony.



Plot 4 The Grainsby, 4 Signal Box Way, Off Keddington Road
is on the market with our Grimsby branch

22 South St Mary's Gate, Grimsby DN31 1LQ

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