



Plot 9 Fotherby, Signal Box Way  
Off Keddington Road, Louth, LN11 0AG

£395,000

## 3 Bedroom Bungalow

- Freehold
- READY TO MOVE IN / COMPLETE SEPT/OCT 2025
- Solar PV Panels & EV Charger
- 3 Bedrooms & 2 Bathroom
- Driveway & Garage
- 10 year Surveyor-backed New Build Warranty
- PART EXCHANGE CONSIDERED
- High Spec Detached Home
- Large Plot Sizes, Driveway & Garage
- Customer Choices Available on Early Reservations



## Overview

READY TO MOVE IN / COMPLETE SEPT/OCT 2025 - HIGHLY EFFICIENT NEW HOME | UNDER FLOOR HEATING | SOLAR PV ROOF PANELS | VIRGIN FIBRE BROADBAND | AIR SOURCE HEAT PUMPS | E.V CHARGE POINTS - 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.

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



The development enjoys a private position which makes the properties perfect for an abundance of amenities including shops , pubs/ restaurants , schools and transport links, with the A16 road link. This unique scheme comprises of a selection of Large 4 bedroom Detached Family homes and large, 3 Bedroom detached bungalows, each having attached Garages, Driveways and generous gardens.

Introducing "The Fotherby", a fantastic new build detached bungalow situated within our exciting Signal Box Way development in Louth.

The bungalow will benefit from block paved driveway, attached Garage and private Garden to the rear. The property will benefit from full uPVC double glazing and Air Source Heat Pump.

Living accommodation is comprised of: Entrance Hallway, Bay fronted Lounge, Open plan Fitted Kitchen Dining Room with a range of integrated appliance. Bedroom 1 has the benefit of an En Suite Shower Room, there are two further bedrooms which are served by the main Bathroom suite. There will also be a separate Utility Room which is cleverly located adjacent to the Bathroom and Bedrooms.



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.

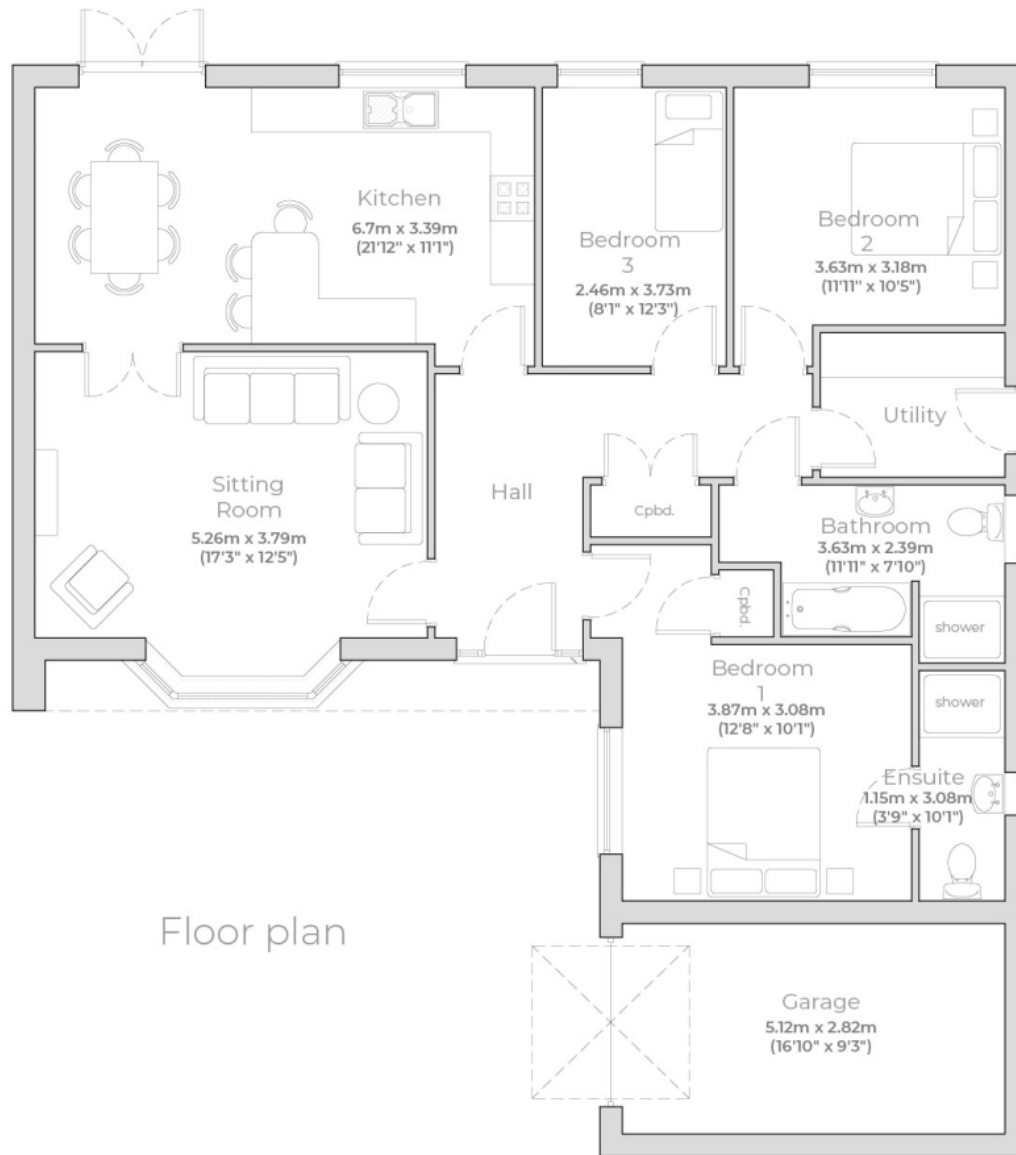
Built to an exceptional standard by trusted local developers, purchasers will be assured of the highest quality with every new home benefitting from a 10 year surveyor-backed new build warranty from Sutherland Consulting.

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. Actual images within this advert are of a finish bungalow on site and are not of this specific plot.





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.



Floor plan

## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Dave Jolley**  
Mortgage & Protection Adviser

0330 912 0007

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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.

# Signal Box Way

## SIGNAL BOX WAY LOUTH, LINCOLNSHIRE

|   | THE FOTHERBY | THE UTTERBY | THE GRAINSBY | THE WILLOUGHBY | Plot           | Type  |
|---|--------------|-------------|--------------|----------------|----------------|---|
| <b>Kitchen and Utility</b>  | 2, 9, 11     | 1, 3, 10    | 5, 8, 12, 14 | 4, 6, 7, 13    |                |   |
| Fitted kitchen with soft close doors  | S            | S           | S            | S              | <b>Plot 1</b>  | The Utterby 3 Bed bungalow attached garage  |
| Tiled splash backs  | S            | S           | S            | S              | <b>Plot 2</b>  | The Fotherby 3 Bed bungalow attached garage |
| S/Steel 4 ring electric induction hob, single oven and extractor            | S            | S           | S            | S              | <b>Plot 3</b>  | The Utterby 3 Bed bungalow attached garage  |
| Double oven   | O            | O           | O            | O              | <b>Plot 4</b>  | The Willoughby 4 Bed attached garage        |
| Integrated dishwasher   | S            | S           | S            | S              | <b>Plot 5</b>  | The Grainsby 4 Bed attached garage          |
| Integrated fridge freezer   | S            | S           | S            | S              | <b>Plot 6</b>  | The Willoughby 4 Bed attached garage        |
| S/Steel inset sink with chrome mixer tap                                    | S            | S           | S            | S              | <b>Plot 7</b>  | The Willoughby 4 Bed attached garage        |
| S/Steel inset sink in utility with chrome mixer tap                         | S            | S           | S            | S              | <b>Plot 8</b>  | The Grainsby 4 Bed attached garage          |
| Plumbing for automatic washing machine                                      | S            | S           | S            | S              | <b>Plot 9</b>  | The Fotherby 3 Bed bungalow attached garage |
| <b>Bathrooms en-suites and plumbing</b>                                     |              |             |              |                | <b>Plot 10</b> | The Utterby 3 Bed bungalow attached garage  |
| Roca white sanitary ware with soft close                                    | S            | S           | S            | S              | <b>Plot 11</b> | The Fotherby 3 Bed bungalow attached garage |
| Chrome towel rail to bathroom and en-suite                                  | S            | S           | S            | S              | <b>Plot 12</b> | The Grainsby 4 Bed attached garage          |
| Air source heat pump and thermostatic radiator valves                       | S            | S           | S            | S              | <b>Plot 13</b> | The Willoughby 4 Bed attached garage        |
| <b>Finishes</b>   |              |             |              |                | <b>Plot 14</b> | 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              |                |   |
| <b>Electrical</b>   |              |             |              |                |                |   |
| 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              |                |   |
| <b>Outside</b>  |              |             |              |                |                |   |
| 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 9 Fotherby, Signal Box Way, Off Keddington Road  
is on the market with our Grimsby branch

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