



Plot 10 The Utterby, Signal Box Way
Off Keddington Road, Louth, LN11 0AG

£425,000

3 Bedroom Bungalow

- Freehold
- BUILD TIME 2027
- Highly Energy Efficient Homes
- Solar PV, Underfloor Heating & Air Source Heat Pump
- 3 Bedrooms, 2 Bathrooms
- Large Plot Sizes, Driveway & Garage
- Customer Choices Available on Early Reservations
- PART EXCHANGE CONSIDERED
- 10 year Surveyor-backed New Build Warranty
- EPC Rating - TBC, Council Tax Band - TBC



Overview

BUILD TIME 2027 / ***VIRGIN FIBRE BROADBAND***

ULTRA ENERGY EFFICIENT

*UNDER FLOOR HEATING

*SOLAR PV ROOF PANELS

*AIR SOURCE HEAT PUMP

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.

For further information please visit;

www.northhalt.com

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 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 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 Utterby", a fantastic new build detached bungalow situated within our exciting "North Halt" 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/ Sitting Room, Open plan Fitted Kitchen Dining Room with a range of integrated appliances. 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 Bedrooms and is separate from the Kitchen.

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.

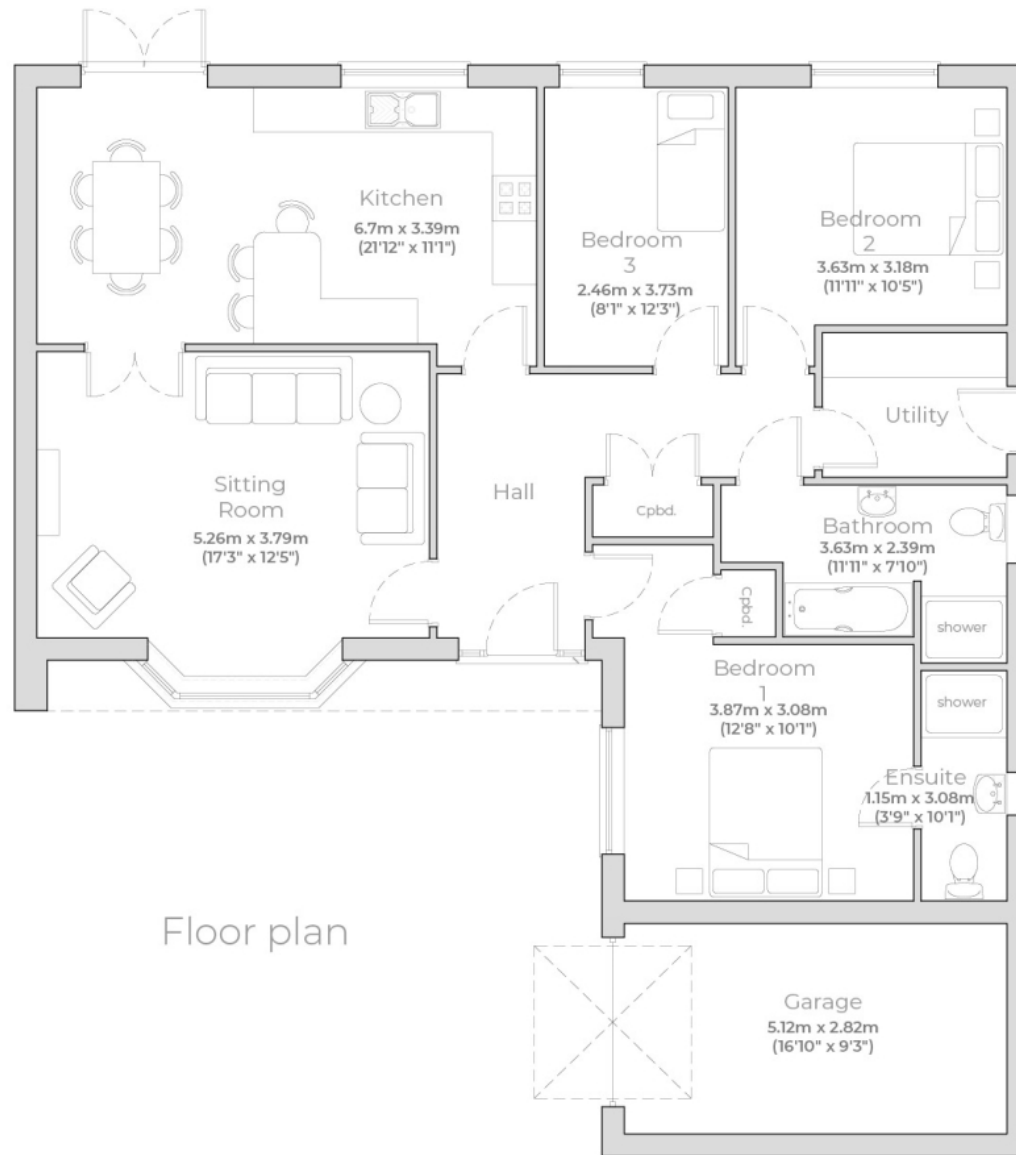
We are advised that on completion, the road will be unadopted and maintenance will be the responsibility of a management company of which the 14 owners will each own an equal share as Directors. A nominal amount to be paid by each owner per annum will be mutually agreed.

Built to the exacting standards by developers North Holt Ltd, purchasers will be assured of 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.





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.

	THE FOTHERBY	THE UTTERBY	THE GRAINSBY	THE WILLOUGHBY		
Kitchen and Utility	2, 9, 11	1, 3, 10	5, 8, 12, 14	4, 6, 7, 13	Plot	Type
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		

KEY

S = Standard

O = Optional Extra



Houses. Homes. Harmony.



Plot 10 The Utterby, 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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