


Pygott & Crone

# Plot 7 The Grainsby, Signal Box Way

Off Keddington Road, Louth, Lincolnshire, LN11 0AG

Artist Impression for Guidance Only

£380,000

# 4 Bedroom Detached House

- Freehold
- MOVE IN 2027
- New Build Detached Home
- 4 Bedrooms, 2 Bathrooms
- Solar PV, Underfloor Heating & Air Source Heat Pump
- Large Plot Sizes, Driveway & Garage
- Customer Choices Available on Early Reservations
- PART EXCHANGE CONSIDERED
- 10 year Surveyor-backed New Build Warranty






# Overview

MOVE IN 2027- PART EXCHANGE CONSIDERED ** BRAND NEW RELEASE ** - Large Gardens – Fibre Broadband – Energy Efficient – Under floor heating – Solar PV Roof Panels – Air Source Heating.

“Signal Box Way”, an exclusive and exciting new development comprising 14 detached properties tucked away in a private position off Keddington Road, within the Historic Market Town of Louth.





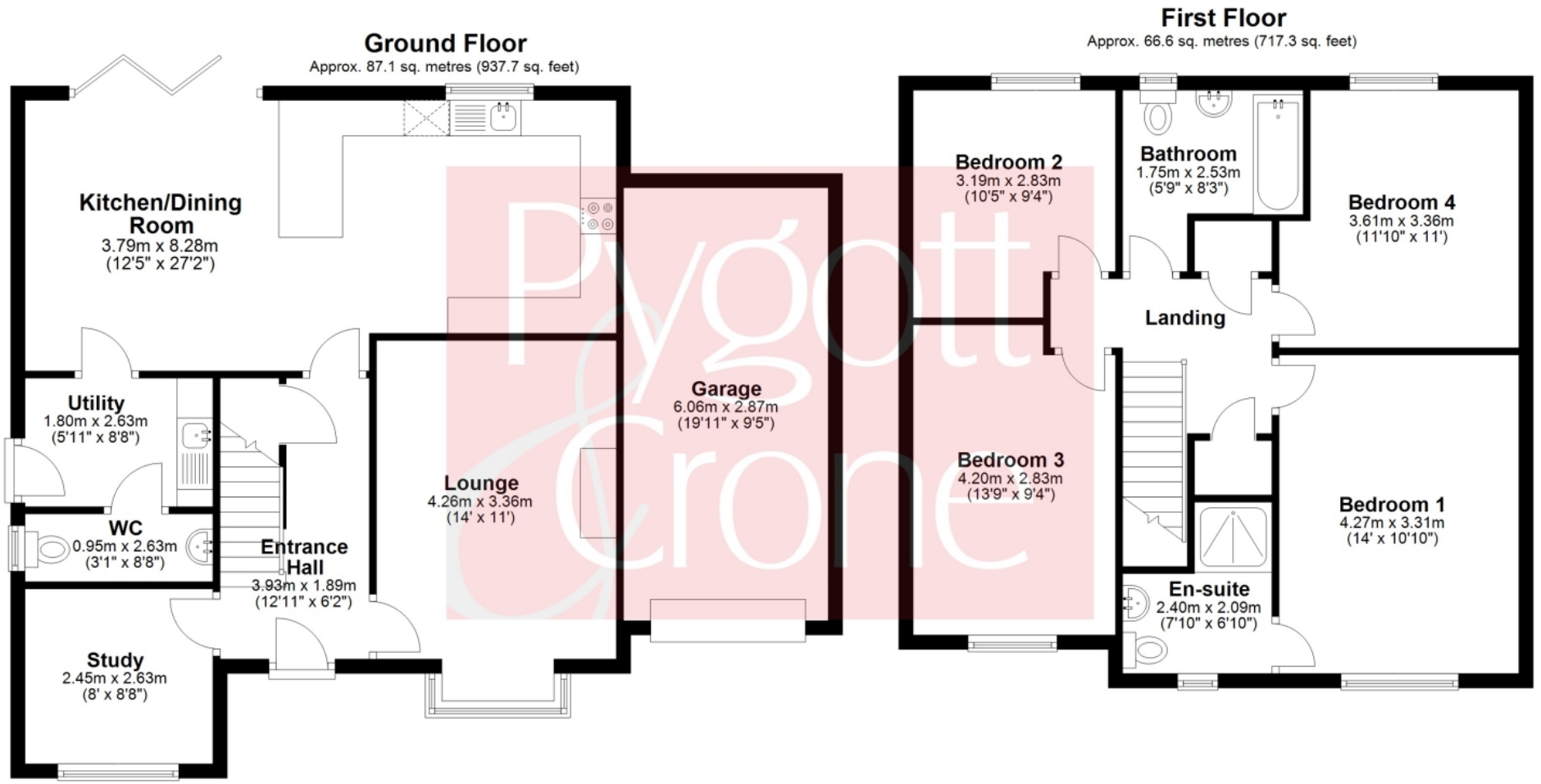
The development enjoys an enviable position which makes the properties perfect for an abundance of amenities including shops, pubs/restaurants, schools; and transport links with the A16 road link. This unique development encompasses a selection of large 4 bedroom detached family homes, and large detached single storey dwellings; each having attached Garages, Driveways and generous gardens. Built to exacting standards by long standing reputable developers who Pygott and Crone have worked alongside for many years, purchasers will be assured of high quality construction, with every new home benefitting from a 10 year surveyor-backed new build warranty from Sutherland Consulting. 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. All Block paving and garden landscaping will be included as standard on each plot.

VIEWINGS ARE HIGHLY RECOMMENDED TO SEE THE EXCEPTIONAL HIGH QUALITY FINISH AND GENEROUS SIZE OF THE PROPETIES AND GARDENS

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.






Total area: approx. 153.8 sq. metres (1655.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

# Location




Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

## Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.




Dave Jolley

Mortgage & Protection Adviser

0330 912 0007


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.

Signal Box Way

# SIGNAL BOX WAY
## LOUTH, LINCOLNSHIRE

| | 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 |
| Fitted kitchen with soft close doors | S | S | S | S |
| Tiled splash backs | S | S | S | S |
| S/Steel 4 ring electric induction hob, single oven and extractor | S | S | S | S |
| Double oven | O | O | O | O |
| Integrated dishwasher | S | S | S | S |
| Integrated fridge freezer | S | S | S | S |
| S/Steel inset sink with chrome mixer tap | S | S | S | S |
| S/Steel inset sink in utility with chrome mixer tap | S | S | S | S |
| Plumbing for automatic washing machine | S | S | S | S |
| **Bathrooms en-suites and plumbing** | | | | |
| Roca white sanitary ware with soft close | S | S | S | S |
| Chrome towel rail to bathroom and en-suite | S | S | S | S |
| Air source heat pump and thermostatic radiator valves | S | S | S | S |
| **Finishes** | | | | |
| 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 |

| Plot | Type | |
|---|---|---|
| **Plot 1** | The Utterby | 3 Bed bungalow attached garage |
| **Plot 2** | The Fotherby | 3 Bed bungalow attached garage |
| **Plot 3** | The Utterby | 3 Bed bungalow attached garage |
| **Plot 4** | The Willoughby | 4 Bed attached garage |
| **Plot 5** | The Grainsby | 4 Bed attached garage |
| **Plot 6** | The Willoughby | 4 Bed attached garage |
| **Plot 7** | The Willoughby | 4 Bed attached garage |
| **Plot 8** | The Grainsby | 4 Bed attached garage |
| **Plot 9** | The Fotherby | 3 Bed bungalow attached garage |
| **Plot 10** | The Utterby | 3 Bed bungalow attached garage |
| **Plot 11** | The Fotherby | 3 Bed bungalow attached garage |
| **Plot 12** | The Grainsby | 4 Bed attached garage |
| **Plot 13** | The Willoughby | 4 Bed attached garage |
| **Plot 14** | The Grainsby | 4 Bed attached garage |

Signal Box Way

**KEY**

**S =** Standard

**O =** Optional Extra


Mossbrook
Keddington House
Pond
Sports Court
existing trees & hedges
proposed tree planting

Houses. Homes. Harmony.

Pygott & Crone

**Plot 7 The Grainsby, Signal Box Way, Off Keddington Road**
is on the market with our Grimsby branch

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