

Part Exchange Considered



Pygott
& Crone

Plot 7 The Grainsby, Signal Box Way
Off Keddington Road, Louth, Lincolnshire, LN11 0AG

£380,000

4 Bedroom Detached House

- Freehold
- READY TO MOVE IN
- 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

READY TO MOVE IN - 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.

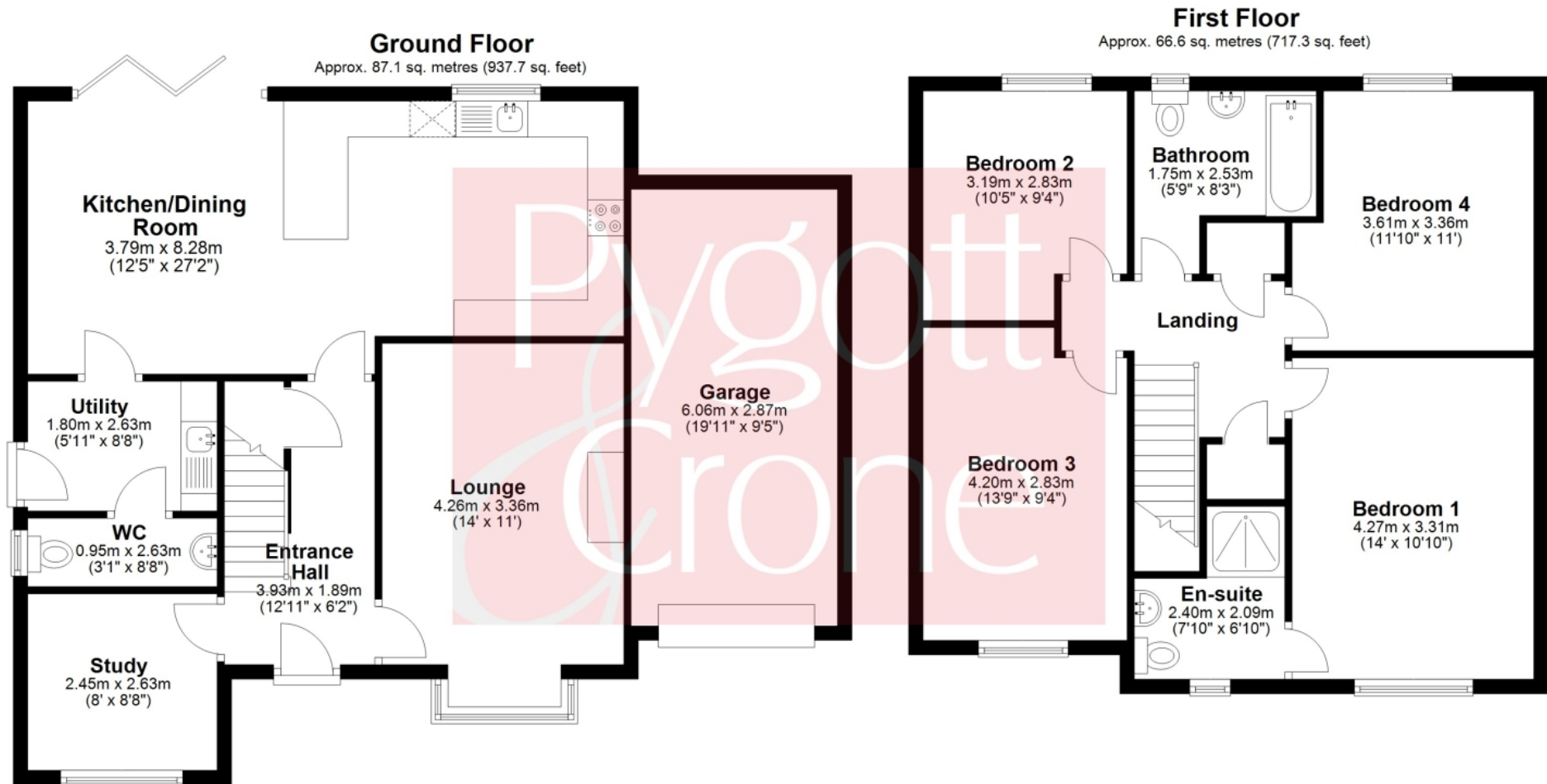


The development enjoys an enviable position which makes the properties perfect for an abundance of amenities including shops, pubs/restaurants, schools; and transport links with the A16 road link. This unique development encompasses a selection of large 4 bedroom detached family homes, and large detached 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 PROPERTIES 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](#)



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Dave Jolley
Mortgage & Protection Adviser

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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
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 7 The Grainsby, 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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