



Plot 11 The Fotherby Signal Box Way, Off
Keddington Road
Louth, Lincolnshire, LN11 0AG

£395,000

3 Bedroom Detached Bungalow

- 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
- EPC Rating - TBC, Council Tax Band - TBC
- BUILD TIME 2027



Overview

BUILD TIME 2027 / - 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.

Agents Note:- Internal and Garden photographs are of a similar bungalow on the development and are for illustration purposes only.





 NORTHHALT LOUTH, LINCOLNSHIRE	THE FOTHERBY THE UTTERBY THE GRAINSBY THE WILLOUGHBY					
	2, 9, 11	1, 3, 10	5, 8, 12, 14	4, 6, 7, 13	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
Kitchen and Utility						
Fitted kitchen with soft close doors	S	S	S	S	Plot 4	The Willoughby 4 bed attached garage
Tiled splashbacks	S	S	S	S	Plot 5	The Grainsby 4 bed attached garage
Stainless steel 4 ring gas hob, single oven and extractor	S	S	S	S	Plot 6	The Willoughby 4 bed attached garage
Double oven	O	O	O	O	Plot 7	The Willoughby 4 bed attached garage
Integrated dishwasher	S	S	S	S	Plot 8	The Grainsby 4 bed attached garage
Integrated fridge freezer	S	S	S	S	Plot 9	The Fotherby 3 bed bungalow attached garage
Stainless steel inset sink with chrome mixer tap	S	S	S	S	Plot 10	The Utterby 3 bed bungalow attached garage
Stainless steel inset sink in utility with chrome mixer tap	S	S	S	S	Plot 11	The Fotherby 3 bed bungalow attached garage
Plumbing for automatic washing machine	S	S	S	S	Plot 12	The Grainsby 4 bed attached garage
Bathrooms en-suites and plumbing						
Roca white sanitary ware with soft close	S	S	S	S	Plot 13	The Willoughby 4 bed attached garage
Chrome towel rail to bathroom and en-suite	S	S	S	S	Plot 14	The Grainsby 4 bed attached garage
Gas central heating 2 zones 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 in 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						
Downlighters 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	O	O	O	O		
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




Book your free, property valuation.

 24/7 Customer Service

 £0 Upfront Fees to Pay

 On average, 98% of asking price achieved



Floor plan

Location



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



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.

Houses. Homes. Harmony.



Plot 11 The Fotherby Signal Box Way, Off Keddington Road , Louth
is on the market with our Grimsby branch

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

01472 264960