

Pygott & Crone

4 Signal Box Way

Louth, Lincolnshire, LN11 0AG

£369,950

4 Bedroom Detached House

- Part Exchange Considered
- Brand New Home
- Good size Garden
- Solar PV & EV Car Charger
- Underfloor heating.
- High Spec Kitchens & Bathrooms
- Small Private Developement
- 10 Year Warranty
- Close to Louth Town Centre Amenities
- EPC Rating - TBC, Council Tax Band - TBC


Internal of Plot 5 Signal Box Way - for example only


Internal of Plot 5 Signal Box Way - for example only

Overview

Number 4, Signal Box Way, Louth | "The Grainsby" (Enhanced Layout) - READY TO MOVE IN – PART EXCHANGE CONSIDERED

Reduced Carbon Footprint • Ultra-Energy Efficient • Solar PV Roof Panels • Air Source Heat Pump • Underfloor Heating - EV Charging Points • Virgin Fibre Broadband


Internal of Plot 5 Signal Box Way - for example only


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Pygott & Crone are delighted to introduce this exclusive, bespoke development of just 14 premium detached properties. Tucked away in a private, enviable position just off Keddington Road in the historic market town of Louth, this exceptional neighborhood blends modern eco-conscious living with total convenience. Residents will enjoy immediate access to local shops, traditional pubs, acclaimed restaurants, excellent schools, and straightforward transport links via the nearby A16. Built to an exacting standard by the trusted team at ACROM Construction, each property arrives with a 10-year surveyor-backed new build warranty from Sutherland Consulting for ultimate peace of mind.





Number 4: An Upgraded "Grainsby" Design is a magnificent 4-bedroom detached family home that benefits from a thoughtfully modified, high-space floor plan. By replacing the traditional garage, this property boasts a significantly larger internal ground floor footprint, introducing a dedicated Study/Additional Reception Room. Approached via a sleek, block-paved driveway the front looks out over a private, neatly landscaped front lawn. To the front sits a bright Lounge alongside a highly versatile Study / Second Reception Room, completely maximizing your indoor living space. Spanning the rear of the property is a spectacular, open-plan Kitchen and Dining Room, flooded with natural light from Bi-Folds that step directly out into a generous rear garden. Cleverly positioned off the kitchen area is a dedicated Utility Room and a discrete ground-floor Cloakroom / WC. The central landing boasts two built-in storage cupboards and leads to four well-proportioned bedrooms. The luxury main suite features its own dedicated En-Suite Shower Room, while a contemporary Family Bathroom serves the remaining three bedrooms. High-quality kitchen and bathroom floor/wall coverings are included as standard. Premium purchasers retain full freedom to select their own custom carpets and flooring throughout the remaining rooms to add a personal touch. The Eco-Friendly Advantage - Future-proof your living expenses. Every home is equipped with 1.5 kW Solar PV Panels, estimated to save households circa £465 per annum. The advanced infrastructure is specifically designed to allow homeowners to seamlessly expand the solar grid on the roof layout in the future.

Agents Note: Floor plans and dimensions are taken from architectural drawings and are for guidance only. Overall dimensions are usually stated and there may be projections into these. Computer-generated images are for illustrative purposes and not to scale. Finishes, materials, and landscaping layout may vary. Kitchen layouts are indicative only and subject to change.

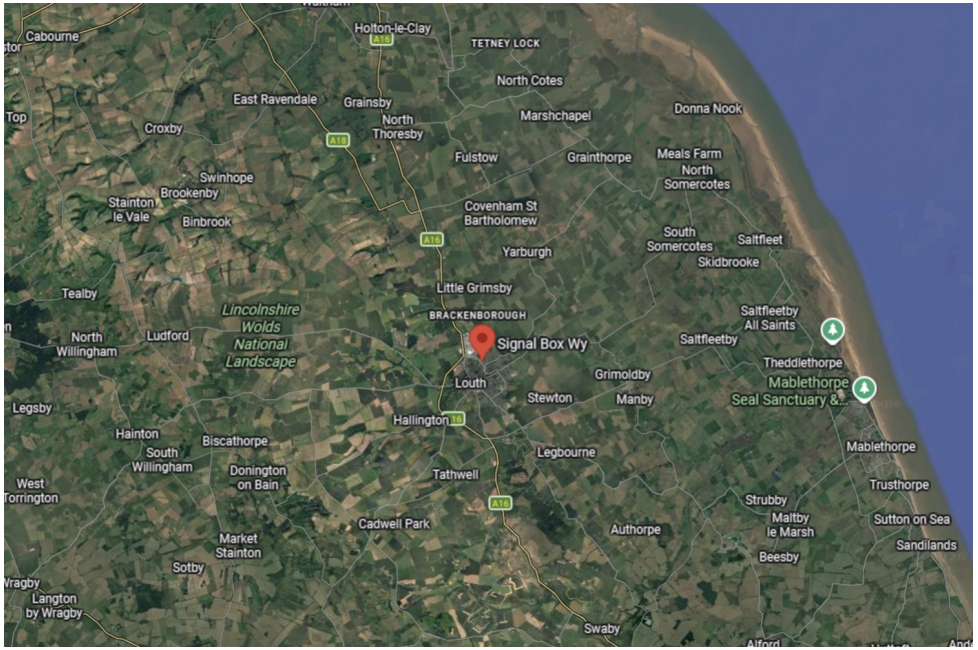
Directions to Site: Traveling off Keddington Road in Louth, turn onto Wintringham Way. Follow the road smoothly around the bend, proceed straight ahead, and take a left before reaching the


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Internal of Plot 5 Signal Box Way - for example only







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

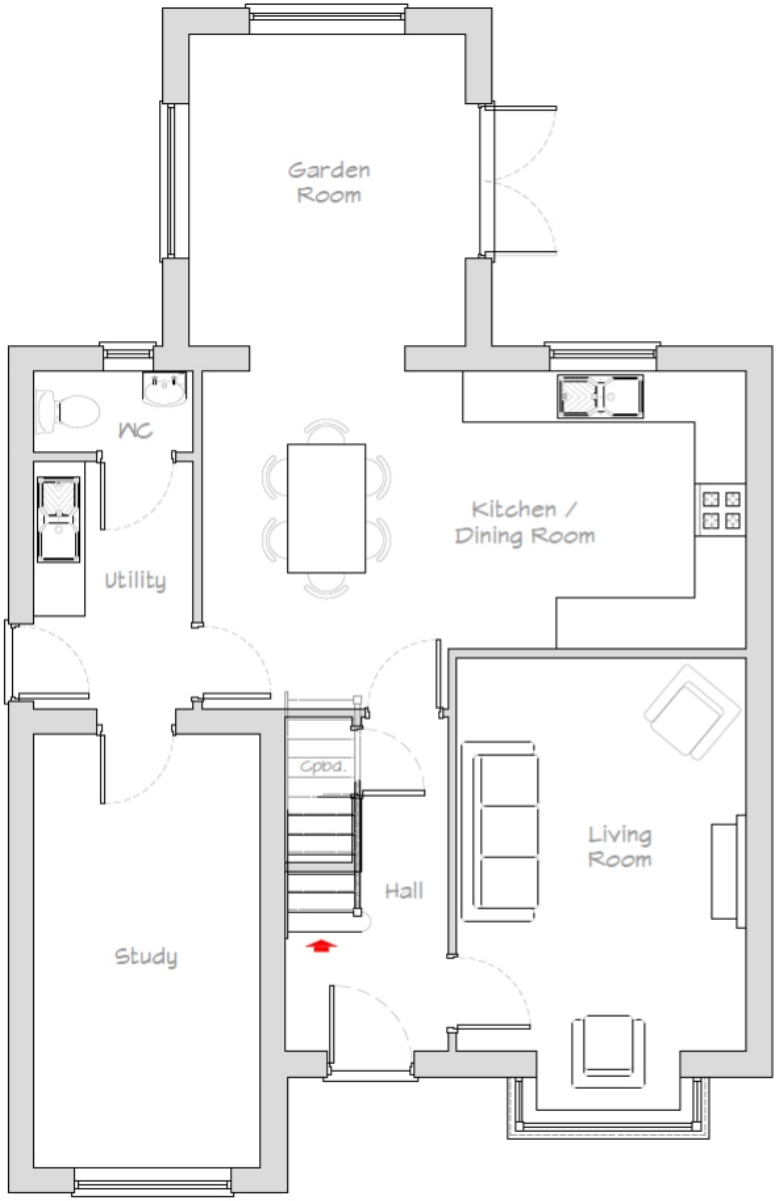
Plot	Type	
Plot 1	The Utterby	3 Bed bungalow attached garage
Plot 2	The Fotherby	3 Bed bungalow attached garage
Plot 3	The Utterby	3 Bed bungalow attached garage
Plot 4	The Willoughby	4 Bed attached garage
Plot 5	The Grainsby	4 Bed attached garage
Plot 6	The Willoughby	4 Bed attached garage
Plot 7	The Willoughby	4 Bed attached garage
Plot 8	Bespoke Design	3 Bed bungalow 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

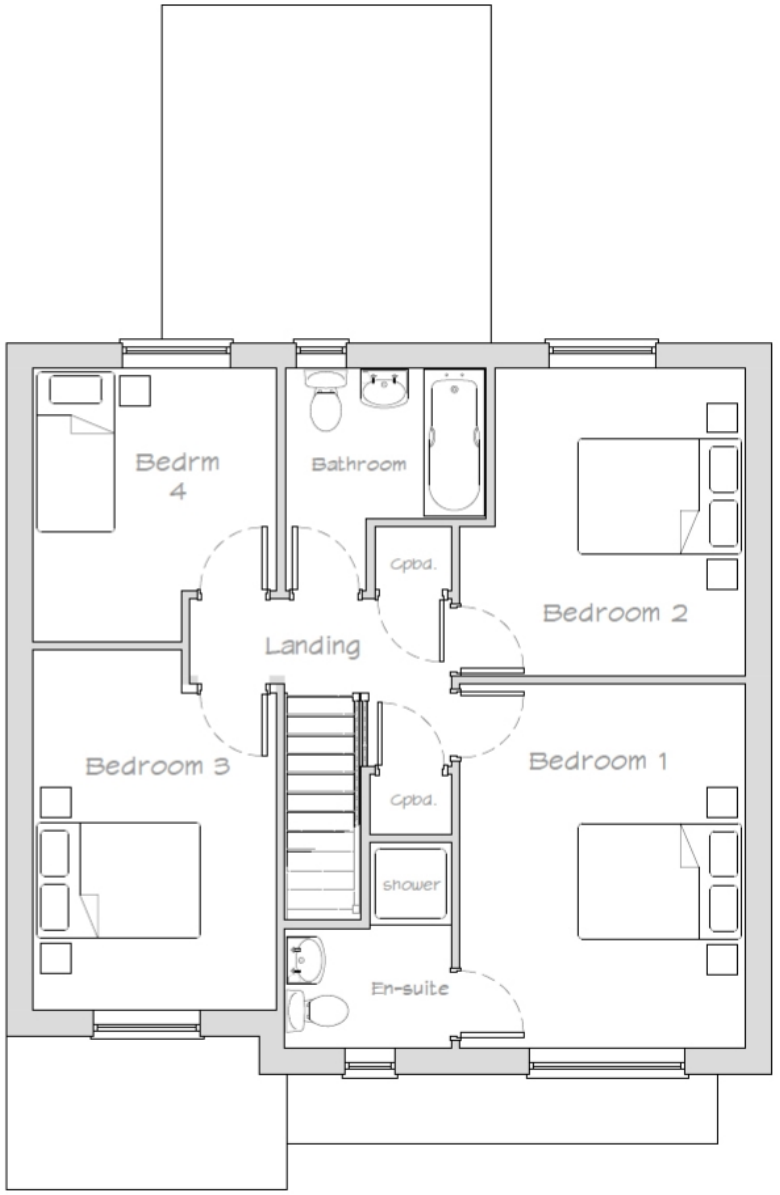
KEY

S = Standard

O = Optional Extra

Signal Box Way


Garden Room
WC
Kitchen / Dining Room
Utility
Cpbd.
Hall
Living Room
Study


Bedrm 4
Bathroom
Cpbd.
Bedroom 2
Landing
Bedroom 3
Cpbd.
Bedroom 1
Shower
En-suite

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.

Houses. Homes. Harmony.

Pygott & Crone

4 Signal Box Way, Louth
is on the market with our Grimsby branch

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

01472 264960