



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 Development
- 10 Year Warranty
- Close to Louth Town Centre Amenities



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



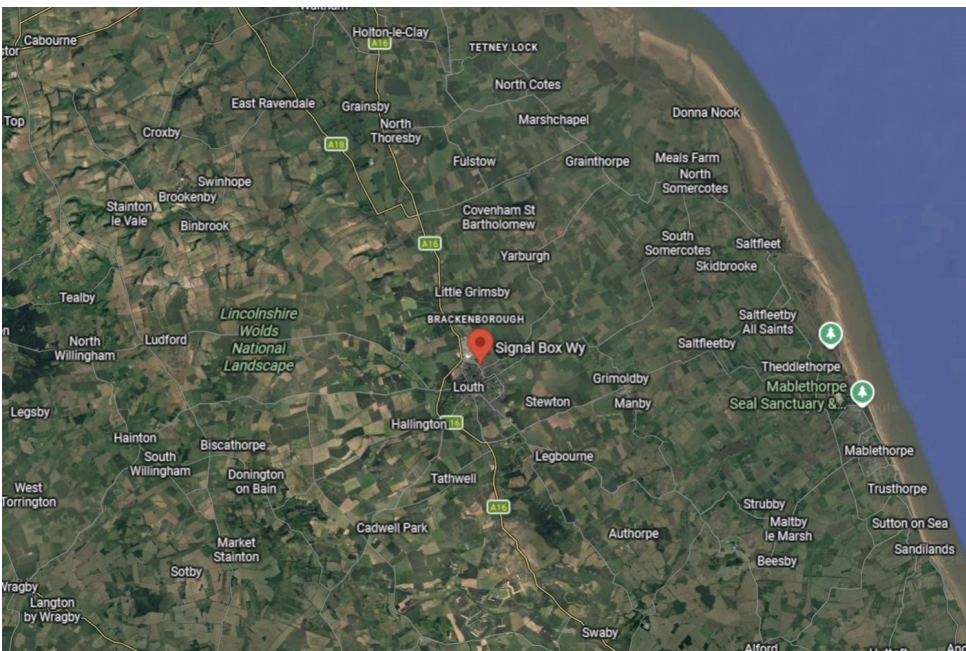
Pygott & Crone are delighted to introduce this exclusive, bespoke development of just 14 premium detached properties. Tucked away in a private, enviable position just off Keddington Road in the historic market town of Louth, this exceptional neighborhood blends modern eco-conscious living with total 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.





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	Plot 1	The Utterby 3 Bed bungalow attached garage
Fitted kitchen with soft close doors		S	S	S	S	Plot 2	The Fotherby 3 Bed bungalow attached garage
Tiled splash backs		S	S	S	S	Plot 3	The Utterby 3 Bed bungalow attached garage
5/Steel 4 ring electric induction hob, single oven and extractor		S	S	S	S	Plot 4	The Willoughby 4 Bed attached garage
Double oven		O	O	O	O	Plot 5	The Grainsby 4 Bed attached garage
Integrated dishwasher		S	S	S	S	Plot 6	The Willoughby 4 Bed attached garage
Integrated fridge freezer		S	S	S	S	Plot 7	The Willoughby 4 Bed attached garage
S/Steel inset sink with chrome mixer tap		S	S	S	S	Plot 8	Bespoke Design 3 Bed bungalow attached garage
S/Steel inset sink in utility with chrome mixer tap		S	S	S	S	Plot 9	The Fotherby 3 Bed bungalow attached garage
Plumbing for automatic washing machine		S	S	S	S	Plot 10	The Utterby 3 Bed bungalow attached garage
Bathrooms en-suites and plumbing						Plot 11	The Fotherby 3 Bed bungalow attached garage
Roca white sanitary ware with soft close		S	S	S	S	Plot 12	The Grainsby 4 Bed attached garage
Chrome towel rail to bathroom and en-suite		S	S	S	S	Plot 13	The Willoughby 4 Bed attached garage
Air source heat pump and thermostatic radiator valves		S	S	S	S	Plot 14	The Grainsby 4 Bed attached garage
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		

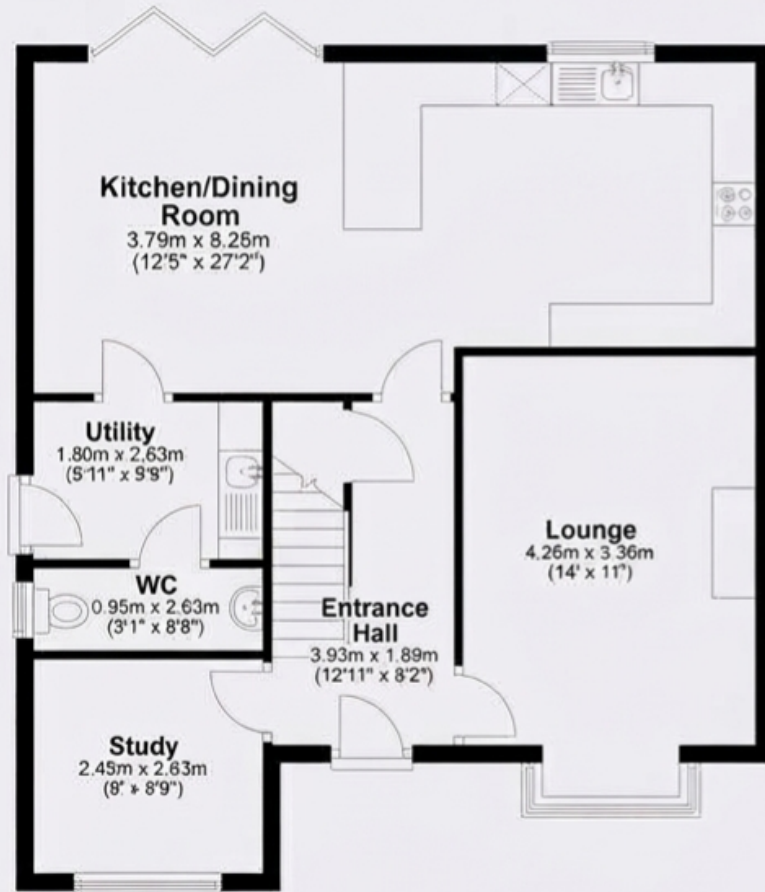
Signal Box Way

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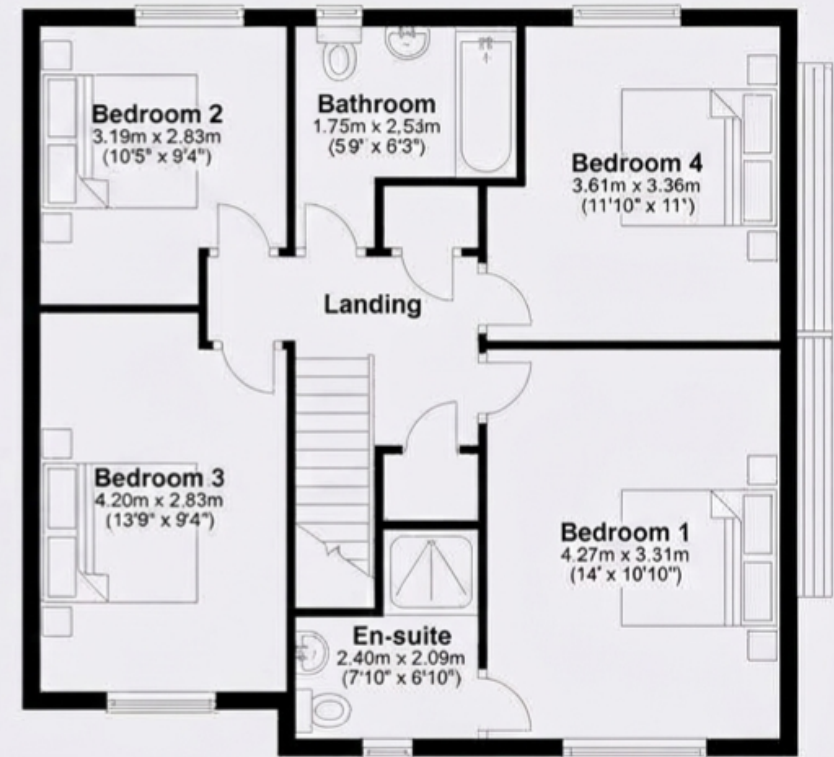
S = Standard

O = Optional Extra

Ground Floor



First Floor



Floor plan created by PlanUp

Location



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



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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.

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

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

01472 264960