



Pygott
& Crone

6 Signal Box Way
Louth, Lincolnshire, LN11 0AG

£380,000

Artist Impression (for guidance only)

4 Bedroom Detached House

- Brand New Eco Home
- Early Reservation benefits from choices
- Lounge, Study, Utility
- Superb Open Plan Family Kitchen with Bi-Folds
- 4 Good size bedrooms



Overview

An exceptional opportunity awaits at 6 Signal Box Way, Louth, a premium four-bedroom detached family home currently under construction within an exclusive private development of just 14 detached houses and bungalows. Positioned on a larger-than-average plot, this eco-conscious property effortlessly combines contemporary luxury with future-proof efficiency, boasting underfloor heating and solar PV roof panels. Because the build is in its early stages, discerning buyers who reserve quickly enjoy the unique privilege of personalising their home with a choice of high-quality kitchen designs and premium finishes.

The thoughtful ground-floor layout features a welcoming lounge, a dedicated study perfect for home working, a practical utility room, and a cloakroom. The true heart of the home is the magnificent open-plan kitchen-diner, where striking bi-fold doors seamlessly connect the indoor living space to a generous, expansive rear garden ideal for outdoor entertaining. Upstairs, the property offers four well-proportioned bedrooms, including a private en-suite to the principal bedroom, alongside a modern family bathroom. Complete with a single attached garage and a spacious driveway, this remarkable new build offers the ultimate blend of style, space, and modern efficiency in a highly desirable, peaceful Louth neighborhood.





Internal of Plot 5 Signal Box Way - for example only



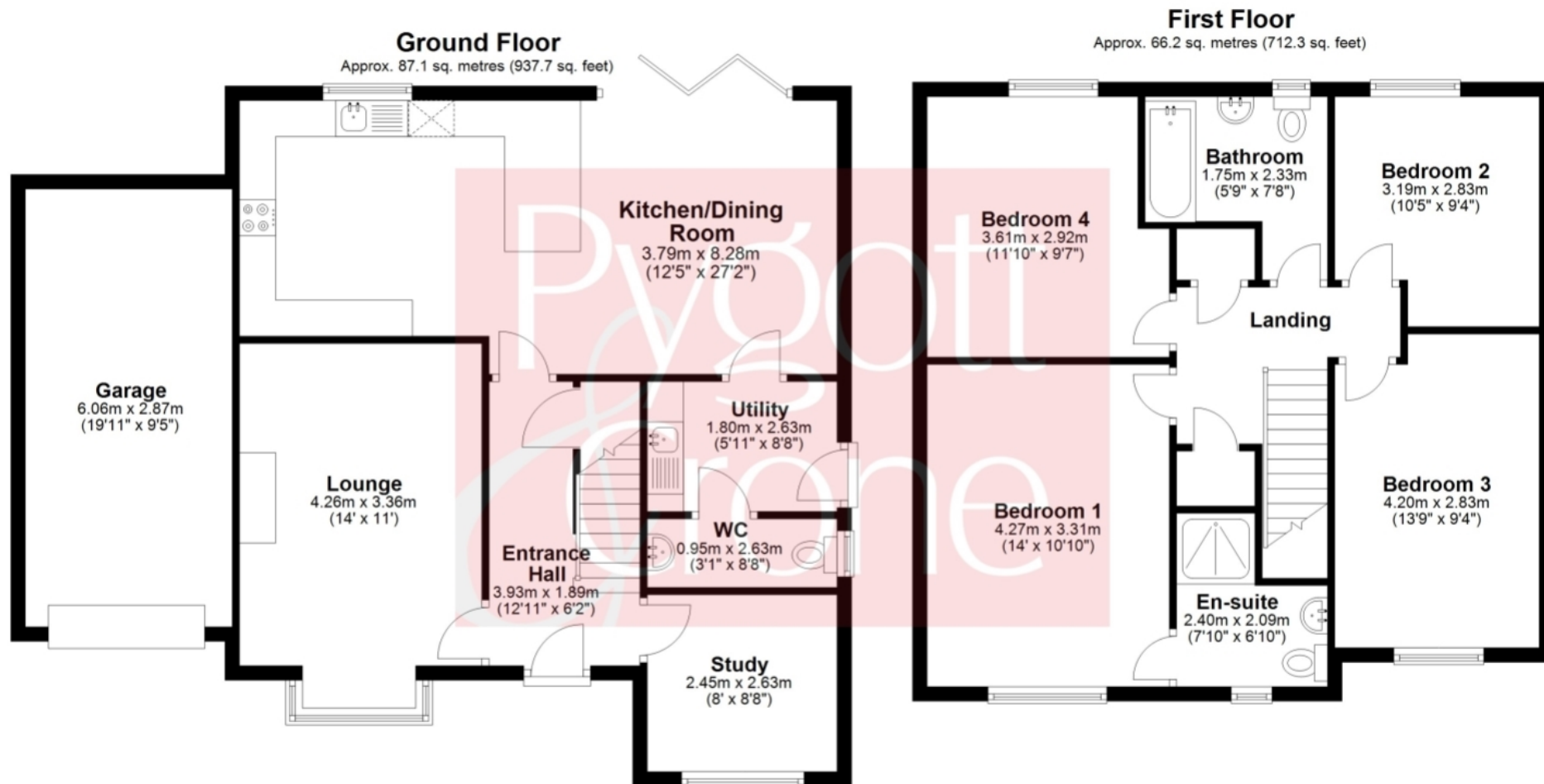
Internal of Plot 5 Signal Box Way - for example only



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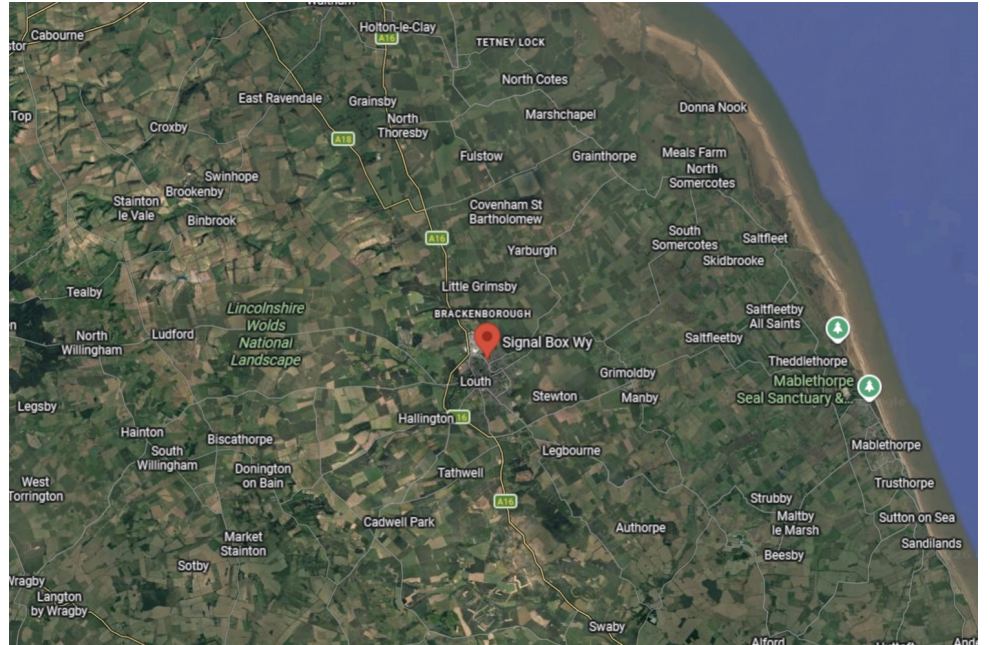


Internal of Plot 5 Signal Box Way - for example only



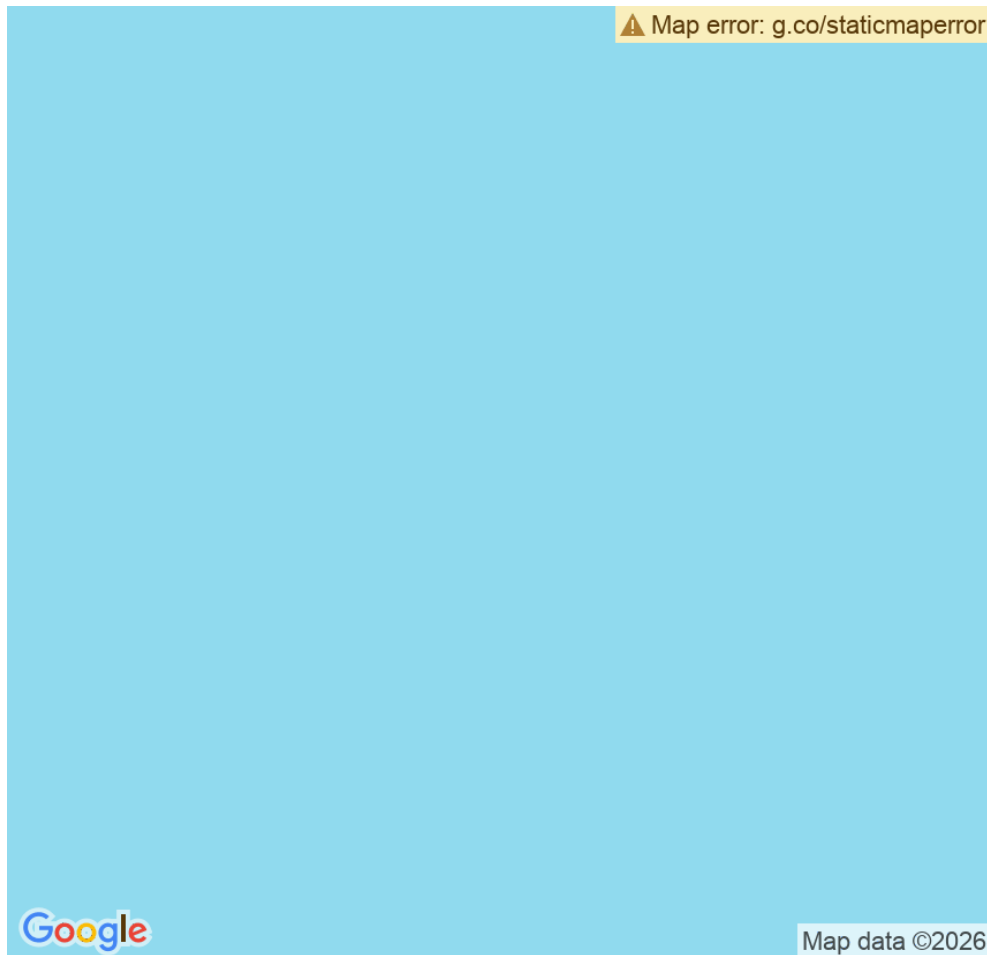
Total area: approx. 153.3 sq. metres (1650.0 sq. feet)

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



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	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
5/Steel inset sink with chrome mixer tap		S	S	S	S	Plot 8	Bespoke Design 3 Bed bungalow attached garage
5/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		
KEY							
S = Standard							
O = Optional Extra							

Location



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

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