



8 Signal Box Way
Louth, LN11 0AG

£425,000

3 Bedroom Detached Bungalow

- Freehold
- Brand New Individual Design
- Executive Bungalow
- 3 Bedrooms, 2 Bathrooms, & Cloakroom
- Solar PV, Underfloor Heating & Air Source Heat Pump
- Large Plot Sizes, Driveway & Garage
- Large Kitchen Diner, Sitting Room & Utility Room
- PART EXCHANGE CONSIDERED
- 10 year Surveyor-backed New Build Warranty



Overview

Nestled within the exclusive Signal Box Way development, a prestigious collection of just 14 detached homes positioned in a private setting off Keddington Road, this exceptional executive bungalow offers an outstanding opportunity to enjoy modern living in the heart of the historic market town of Louth. Plot 8 is one of the larger bungalow designs within the development and occupies a generous plot with an impressive rear garden, providing both space and privacy for comfortable day-to-day living.

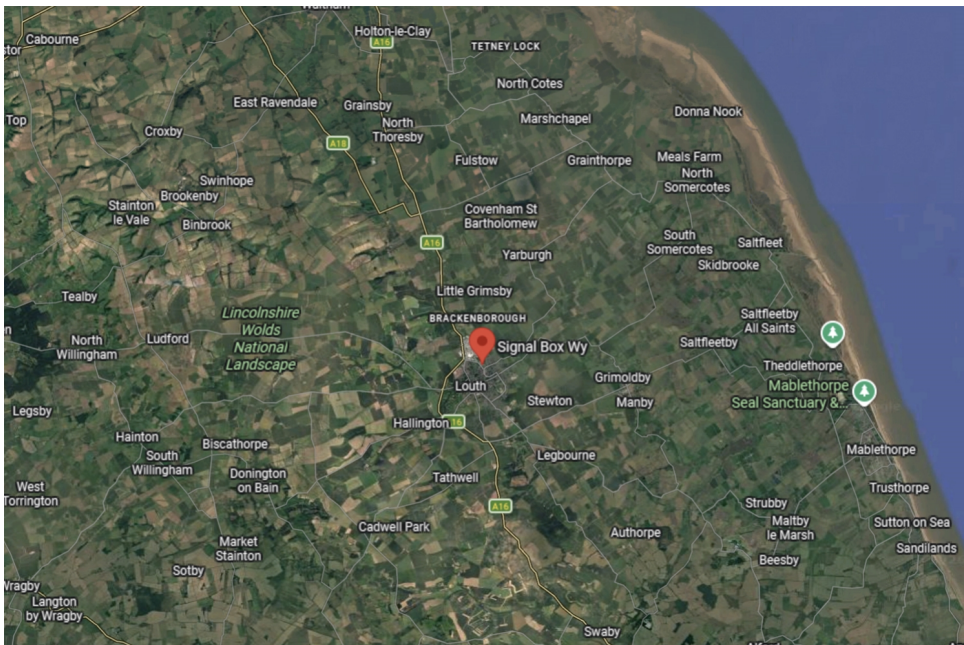
Designed with both style and practicality in mind, the property features a superb open-plan kitchen and dining area stretching across the rear of the home, creating the perfect space for entertaining and family gatherings. Complementing this is a separate sitting room, offering a cosy retreat, together with a useful utility room. The garage is conveniently positioned to the side of the property, with a driveway to the front providing ample parking.



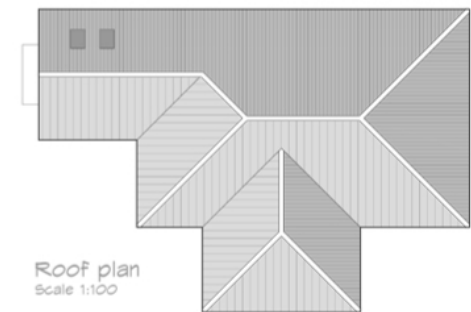
Built to exacting standards by a highly regarded local developer, this stunning new home is backed by a 10-year surveyor-backed warranty from Sutherland Consulting, offering complete peace of mind. A key advantage for early purchasers is the opportunity to personalise elements of the property, including the choice of kitchen and selected internal finishes, allowing you to create a home tailored to your own tastes and lifestyle. Kitchen and bathroom wall and floor coverings are included as standard. Landscaped gardens and block-paved driveways are also provided as standard.

Ideally situated, Signal Box Way enjoys easy access to Louth's excellent range of shops, cafés, pubs, restaurants, schools and leisure facilities, as well as convenient transport links via the A16. In addition, each home is equipped with 1.5kW solar PV panels and Air Source Heat Pumps, helping to reduce energy costs and lower your carbon footprint. Part exchange will also be considered, making the move to this superb new home even more straightforward. Early viewing is highly recommended to fully appreciate the quality, space and enviable location on offer.





Plot 8 Plan



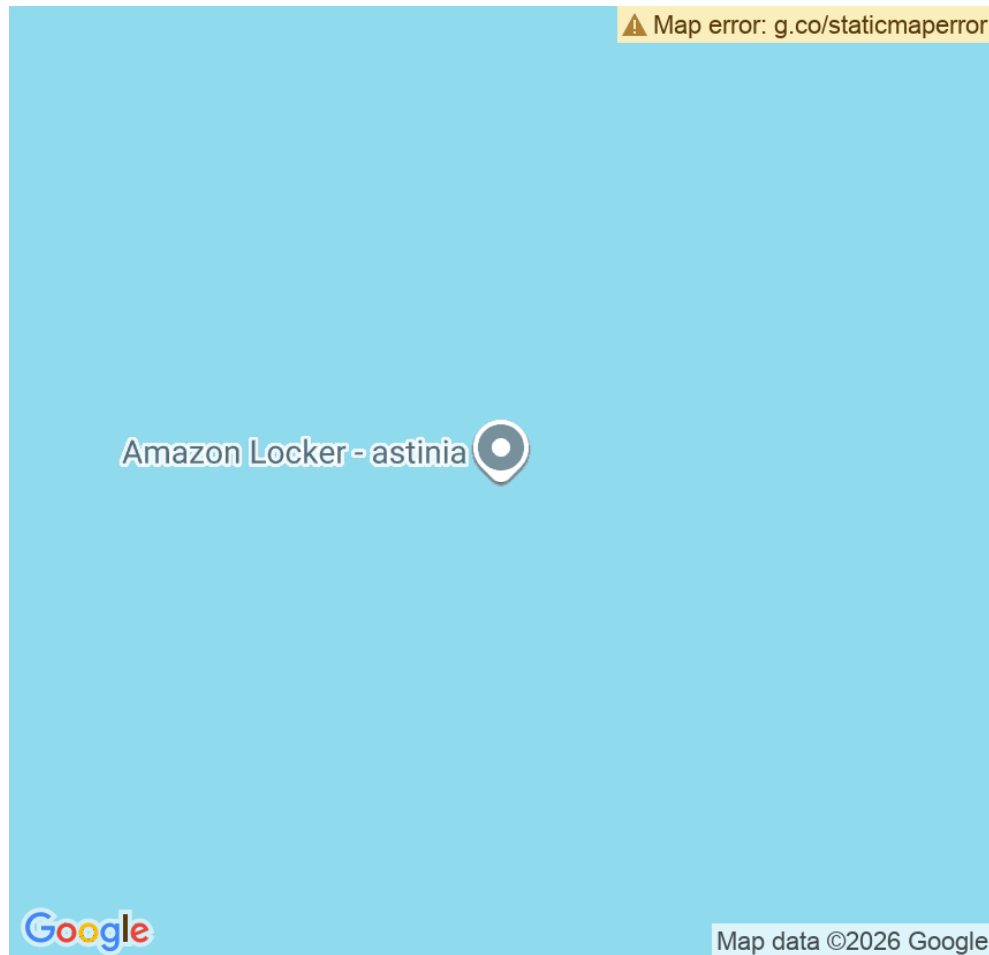
Not to Scale

Site Plan



Not to Scale

Location



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



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	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	Plot	Type
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		

KEY

S = Standard

O = Optional Extra

Houses. Homes. Harmony.



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

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

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