

MARTIN MASLIN

PLOT 82 FIELD HEAD ROAD
LACEBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7SS



A brand new executive style semi detached house enjoying a large corner plot on this front line position with a valuable south facing rear garden. Noteworthy features include: an open plan living kitchen with extended sun lounge, three good sized bedrooms (one with en-suite), and a family bathroom. Detached garage and private driveway.

£253,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

****PLOT 82****

JUST REDUCED

Situated in the popular village of Laceby, this exceptional new development brings a mix of beautifully designed semi detached house, spacious bungalows and elegant detached homes. Built by WJC Developments, this new development of high quality construction, thoughtful layout and modern amenities will create a neighbourhood to suite every lifestyle. Plot 83 is a brand new executive style semi detached enjoying an excellent south facing plot on this sought after Village development.

The accommodation briefly comprises:- an Entrance hall with Cloakroom/W.C where the Staircase leads to the First Floor, a generous Lounge to the front and a stunning open plan Living/Kitchen complete with a Sun-lounge featuring a high vaulted ceiling and uPVC patio doors opening onto the rear garden. On the first floor there are three bedrooms, the principle with en-suite shower room and a family bathroom. Outside there is a detached garage approached via a paved driveway. The front and rear gardens will be seeded with fencing defining the boundaries.

A perfect Location just a short drive from Grimsby and within easy reach of the A180. The new Laceby development offers both tranquility and convenience. Enjoy the village life with the added benefit of the countryside on your doorstep providing excellent walks. Features to wall in love with, weather you require single storey living in a bungalow or the extra space in a detached home, there is a variety of layouts offering something for everyone. Contemporary interiors all

equipped with sleek modern kitchens, stylish bathrooms, and spacious living areas to make life comfortable and enjoyable.

Beautiful outdoor spaces, private gardens with plenty of green spaces and tree lined streets make this new Laceby development a scenic and inviting community. A unique opportunity don't miss the chance to become part of this new Laceby development with limited plots available. This development is in high demand. Discover your dream home in a welcoming vibrant neighbourhood. Secure your plot today!

****IMAGES USED ARE EXAMPLES ONLY****

****ALL MEASUREMENTS ARE APPROXIMATE****



Front Elevation

1/100

Accommodation

HALLWAY

4.78m (15'8") x 2.13m (7'0")

CLOAKROOM

1.90m (6'3") x 0.91m (3'0")

OPEN PLAN KITCHEN SUN LOUNGE EXTENDING TO 5.71 (18'9") IN LENGTH

LOUNGE

4.78m (15'8") x 3.05m (10'0")

With a double glazed front window.

KITCHEN

5.26m (17'3") x 3.25m (10'8")

To be fitted with a range of base and wall mounted units including integrated appliances.

SUN LOUNGE

4.80m (15'9") x 2.44m (8'0")

Open plan to the Kitchen with uPVC patio doors onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

3.28m (10'9") x 3.17m (10'5")

With a radiator and double glazed window.

EN-SUITE SHOWER ROOM

2.90m (9'6") x 1.88m (6'2")

Featuring a W.C, a vanity wash basin and a shower cubicle with shower unit.

BEDROOM TWO

2.90m (9'6") x 2.46m (8'1")

With a radiator and double glazed window.

BEDROOM THREE

2.69m (8'10") x 2.62m (8'7")

With a radiator and double glazed window.

BATHROOM

2.39m (7'10") x 1.68m (5'6")

With a W.C, a vanity wash basin and a panel bath with shower over.

GARAGE

5.79m (19'0") x 3.07m (10'1")

The private driveway leads to the detached brick garage.

OUTSIDE

The gardens will be landscaped and seeded with fencing to the perimeter. The property will enjoy a south facing rear aspect.

TENURE

We have been advised that the tenure is freehold and understand that a management company will be set up to cover the running cost of maintenance in common areas.

SPECIFICATION DETAILS

All the properties will be completed to a bespoke finish by WJC Developments including the following:

- Radiators connected to a gas central heating boiler upstairs
- Underfloor heating downstairs only
- uPVC double glazed windows in a white exterior finish
- Smart fitted composite front door and uPVC patio/bifold doors as per design
- LED lighting
- Flooring included in the kitchen only
- High quality bespoke kitchen from Huws Gray with a choice of design and colour including worktops (upgrade to quartz available upon request)
- Bathrooms will comprise W.C, vanity wash basin, panel bath with shower over and part tiled walls
- Emulsion walls with white skirting boards and architraves
- Front seeded garden with a porcelain pathway to the front door
- All gardens seeded and landscaped
- Fitted wired smoke alarms
- Outside wall lights and an outside tap
- Driveway paved to the garage
- Solar panels and EV charging points (available by separate negotiation)
- 10 year builders warranty with Sutherland Consulting

For further information please contact Martin Maslin Estate Agents on 01472 311000.



WJC KITCHEN EXAMPLE



WJC KITCHEN EXAMPLE



WJC BATHROOM EXAMPLE



WJC BATHROOM EXAMPLE



CURRENT SITE



CURRENT SITE



LEGEND

1. Proposed Building Footprints
2. Proposed Parking Spaces
3. Proposed Driveways
4. Proposed Walkways
5. Proposed Landscaping
6. Proposed Stormwater Management Features
7. Proposed Utility Lines
8. Proposed Erosion Control Measures
9. Proposed Site Boundaries
10. Proposed Access Points
11. Proposed Existing Features
12. Proposed Survey Points

GENERAL NOTES

1. THIS PLAN IS PART OF A SET OF PLANS FOR THE DEVELOPMENT OF THE PROJECT AND SHOULD BE USED IN CONJUNCTION WITH THE OTHER PLANS AND SPECIFICATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS CONSTRUCTION CODES AND REGULATIONS.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
6. THE DESIGNER SHALL PROVIDE SUFFICIENT DIMENSIONS AND NOTES TO ALLOW FOR THE PROPER CONSTRUCTION OF ALL FEATURES.
7. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
8. ALL FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL PLANS.
9. THE DEVELOPER SHALL MAINTAIN RECORD DRAWINGS OF THE PROJECT FOR THE LIFE OF THE PROJECT.
10. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.
11. THIS PLAN IS THE PROPERTY OF THE DESIGNER AND SHALL BE KEPT CONFIDENTIAL.
12. NO PART OF THIS PLAN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

DATE SHEET

Project No. 102

NO.	DATE	DESCRIPTION
1	01/15/2023	ISSUED FOR PERMITS
2	02/10/2023	ISSUED FOR CONSTRUCTION
3	03/05/2023	ISSUED FOR OCCUPANCY
4	03/25/2023	FINAL AS-BUILT
5	04/20/2023	CLOSED PROJECT
6	05/15/2023	REVISION 1
7	06/10/2023	REVISION 2
8	07/05/2023	REVISION 3
9	08/01/2023	REVISION 4
10	08/25/2023	REVISION 5
11	09/15/2023	REVISION 6
12	10/10/2023	REVISION 7
13	10/25/2023	REVISION 8
14	11/15/2023	REVISION 9
15	12/01/2023	REVISION 10

10/25/2023
10/25/2023
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10/25/2023

APPROVAL

Real Estate Association
 Member Since [Year]
 License No. [Number]
 State of Illinois

Professional Seal
 [Seal Area]
 State of Illinois

Contractor Seal
 [Seal Area]
 State of Illinois

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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