Joy Walker

ESTATE AGENTS



Plot 80, 1 Rue De Maisdon

Keelby, West Lindsey District DN41 8JE

NEW DEVELOPMENT Situated on a popular new development by Cyden Homes in the sought-after village of Keelby, The Sapphire is an impressive four-bedroom detached family home, currently under construction. Boasting a superb layout, high-quality specification and the added benefit of a detached double garage, this exceptional property offers both space and flexibility for modern family living.The ground floor comprises a welcoming entrance hall, separate study, snug and an impressive open-plan kitchen/diner, complemented by a separate utility room and convenient cloakroom/WC.To the first floor, the generous master bedroom benefits from a dressing room and en-suite shower room, while the second double bedroom also enjoys its own dressing room and shower room. Two further well-proportioned bedrooms are served by the family bathroom. Externally, the property benefits from a private driveway leading to the detached double garage. An enclosed rear garden completes this attractive home, providing a private outdoor space for relaxing and entertaining. Keelby is a popular village offering a welcoming community atmosphere, local amenities and convenient access to the surrounding countryside and nearby towns. This is an excellent opportunity to secure a substantial new-build family home in a desirable village setting, combining contemporary living.

- NEW DEVELOPMENT
- DOUBLE GARAGE
- STUNNING FOUR BEDROOM HOME
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING
- TWO EN-SUITES & FAMILY BATHROOM
- TWO DRESSING ROOMS
- STUDY & UTILITY
- SPACIOUS LOUNGE
- OPENPLAN KITCHEN-DINING-SNUG







£444,950

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www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS CYDEN HOMES

Please note all images, photos and drawings are representative only. Each individual home is subject to variations in design and build. (Please refer to the individual plot drawing for each property).

GROUND FLOOR

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ENTRANCE

HALLWAY

STUDY

10'7" x 7'0" (3.24 x 2.14)



LOUNGE

20'4" x 12'9" (6.20 x 3.91)



SNUG

13'6" x 12'9" (4.12 x 3.9)



SNUG



KITCHEN DINER
17'9" x 12'6" (5.43 x 3.83)



KITCHEN DINER



UTILITY ROOM
6'11" x 5'3" (2.12 x 1.61)



CLOAKROOM/WC
6'1" x 4'8" (1.86 x 1.43)

FIRST FLOOR
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FIRST FLOOR LANDING



MASTER BEDROOM
14'4" x 11'9" (4.38 x 3.60)



DRESSING ROOM
9'1" x 4'8" (2.77 x 1.44)

EN SUITE SHOWER ROOM
8'0" x 5'8" (2.45 x 1.73)

BEDROOM TWO
12'6" x 11'6" (3.83 x 3.52)



DRESSING ROOM
5'11" x 5'1" (1.82 x 1.55)

EN SUITE SHOWER ROOM
7'2" x 5'11" (2.19 x 1.82)





BEDROOM THREE
10'10" x 8'6" (3.31 x 2.60)



BEDROOM FOUR
10'11" x 9'2" (3.33 x 2.8)



FAMILY BATHROOM
8'0" x 5'6" (2.44 x 1.7)



OUTSIDE

GARDENS



GARAGE

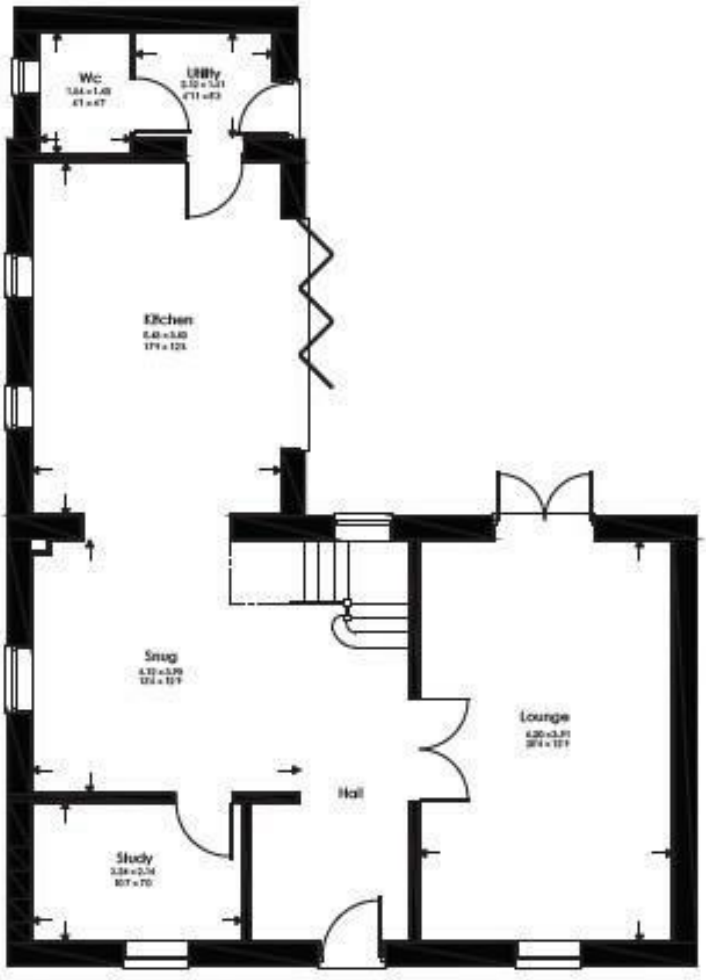
CYDEN HOMES FREEHOLD MANAGEMENT
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

TENURE - FREEHOLD
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

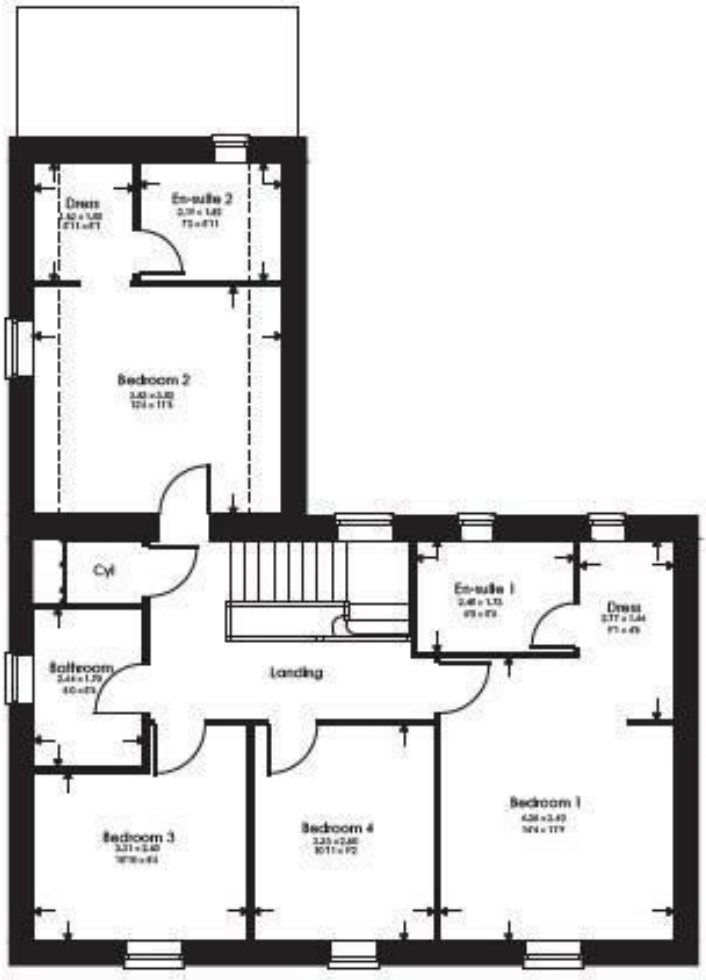
COUNCIL TAX BAND & EPC RATING
Council Tax Band - NOT YET SET
EPC - NOT YET SET

VIEWING ARRANGEMENTS
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

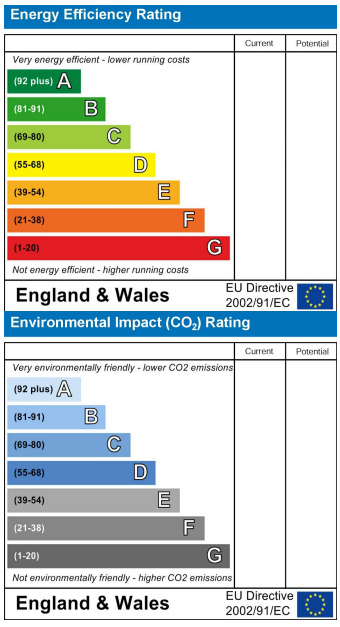


GROUND FLOOR



FIRST FLOOR





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.