Joy Walker

ESTATE AGENTS



32A Pinfold Lane

Holton-Le-Clay, Grimsby, North East Lincolnshire DN36 5DH

A FANTASTIC OPPORTUNITY TO PURCHASE ONE OF THESE 4 BRAND NEW LINK HOUSES under construction by the highly regarded local building company CAG Developments LTD. Situated in the popular village of Holton le Clay which is ideally placed for access into both Grimsby and Louth town centres No. 32A has a 10 year Architect's Certificate together with a £10,000 allowance giving prospective purchasers the opportunity of personalising the kitchen and bathroom spaces. No. 32A is a THREE BEDROOM MID LINK HOUSE with spacious accommodation including Entrance hall, cloaks/wc, separate lounge, living dining kitchen to the ground floor plus three bedrooms and a bathroom/wc to the first floor. The property benefits from a heat source pump (underfloor heating to the ground floor), uPVC double glazing and boasts an open plan paved frontage providing parking for two vehicles and an enclosed WEST faced rear garden which will be seeded together with a paved patio area. Nearing completion. Call now if you are seeking a brand new stylish home which includes your very own personal finishes.

Chain Free £220,000

- BRAND NEW HOME BY RENOWNED LOCAL BUILDER CAG DEVELOPMENTS LTD
- HIGH SPECIFICATION THROUGHOUT
- £10,000 KITCHEN AND BATHROOM ALLOWANCE
- 10-YEAR ARCHITECT'S CERTIFICATE
- THREE BEDROOMS
- KITCHEN/DINER DAY ROOM
- SEPARATE LOUNGE AND GROUND FLOOR CLOAKROOM
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- PARKING FOR TWO VEHICLES
- ENCLOSED WESTERLY FACING REAR GARDEN







58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS
All measurements are approximate.

PHOTOGRAPHS
Some of the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION
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ENTRANCE
To the side aspect via a composite door

HALLWAY

KITCHEN DINER DAY ROOM
16'4" x 15'1" (5 x 4.6)
Photograph is for illustrsation purpose only



KITCHEN DINER DAY ROOM
Photograph is for illustrsation purpose only



KITCHEN DINER DAY ROOM
Photograph is for illustrsation purpose only



KITCHEN DINER DAY ROOM
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CLOAKROOM

LOUNGE
15'1" x 13'5" (4.6 x 4.1)



FIRST FLOOR
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FIRST FLOOR LANDING

BEDROOM ONE
12'5" x 10'2" (3.8 x 3.1)

BEDROOM TWO
8'10" x 8'10" (2.7 x 2.7)

BEDROOM THREE
8'2" x 6'10" (2.5 x 2.1)

BATHROOM
8'2" x 7'0" (2.5 x 2.15)
Photograph is for illustrsation purpose only



OUTSIDE

THE GARDENS
Enclosed westerley facing rear garden with seeded lawn and paved patio.

THE GARDENS

WARRANTY
The property will benefit from a 10 -year Professional Consultant's Certificate.

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 -

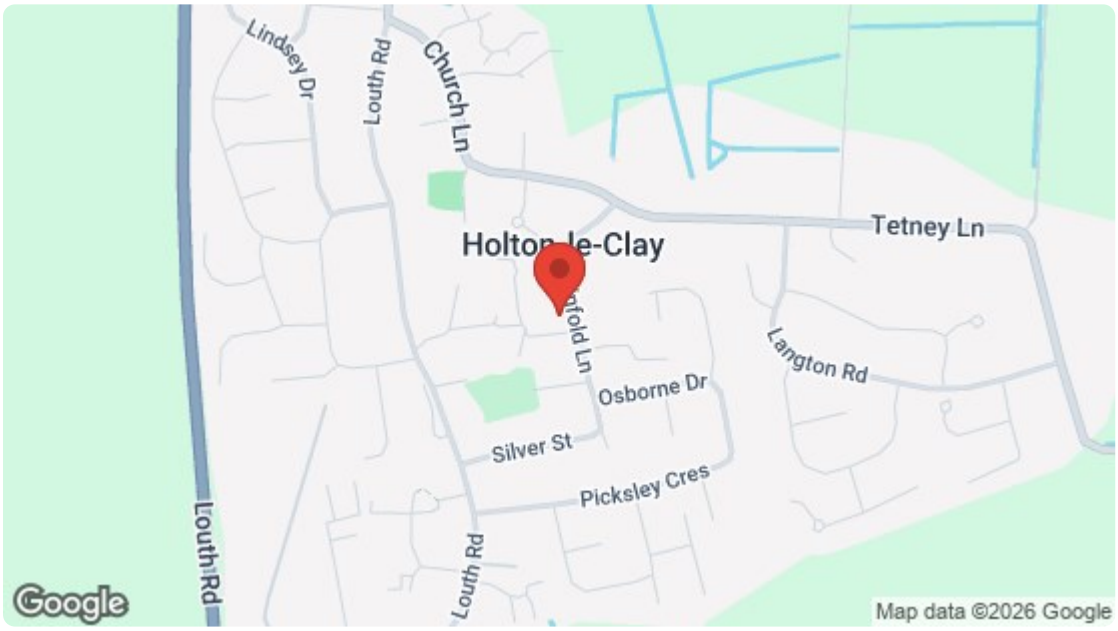
VIEWING ARRANGEMENTS

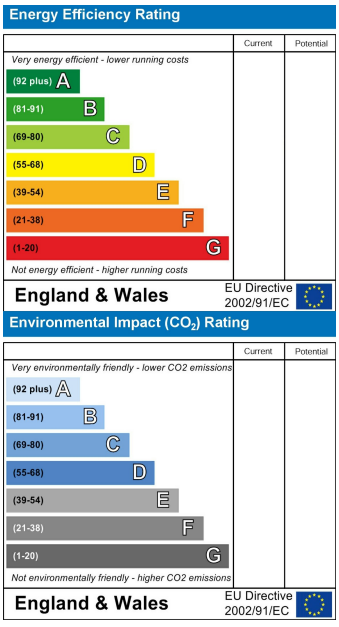
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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







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.