Joy Walker

ESTATE AGENTS



Plot 17, 31 George Crescent

Thoresby Meadows, East Lindsay District DN36 5RF

NEW DEVELOPMENT FOUR-BEDROOM DETACHED HOME IN NORTH THORESBY Situated in the charming village of North Thoresby, near Grimsby, this beautiful new-build home by Cyden Homes offers spacious family living, a superb layout and a high-quality specification throughout. The ground floor features a generous open-plan kitchen and dining room, complete with a stylish fitted kitchen and branded appliances, alongside a separate utility room and convenient cloakroom/WC. A spacious lounge with elegant oak double doors provides a welcoming place to relax, while the additional rear lounge/sunroom offers versatile living space, ideal for family life or entertaining. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a private en-suite shower room. Three further bedrooms are served by a contemporary family bathroom. Externally, the property enjoys an enclosed rear garden, a block-paved driveway and a single garage, completing this impressive family home in the sought-after village of North Thoresby.

£339,950

- NEW DEVELOPMENT !
- UNDERFLOOR HEATING
- AIR SOURCE HEAT PUMP
- KITCHENS BY OMEGA
- WARDROBES BY HAMMOND
- LARGE OPEN PLAN KITCHEN-DINING ROOM
- SUNROOM/SECOND LOUNGE
- GARAGE & DRIVEWAY







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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.

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).

LOUNGE
18'11" x 10'7" (5.79 x 3.25)



LOUNGE



KITCHEN
19'4" x 12'2" (5.91 x 3.71)



KITCHEN



DINING ROOM

11'1" x 9'0" (3.40 x 2.76)



DINING ROOM



DINING ROOM



SUNROOM
13'3" x 10'0" (4.05 x 3.06)



SUNROOM



CLOAKROOM WC
5'10" x 4'10" (1.80 x 1.49)

UTILITY
5'6" x 4'10" (1.70 x 1.49)

BEDROOM ONE
14'1" x 10'9" (4.31 x 3.30)



BEDROOM ONE



ENSUITE
6'4" x 5'6" (1.95 x 1.70)



BEDROOM TWO
14'9" x 9'1" (4.52 x 2.77)



BEDROOM THREE
11'9" x 7'4" (3.59 x 2.26)



BEDROOM FOUR
11'1" x 9'4" (3.38 x 2.87)



FAMILY BATHROOM

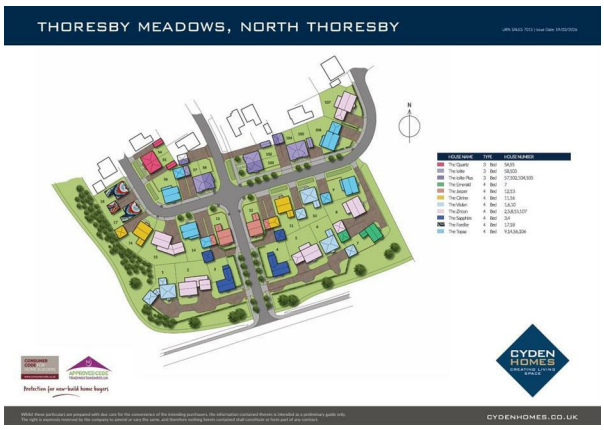
8'8" x 6'7" (2.65 x 2.03)

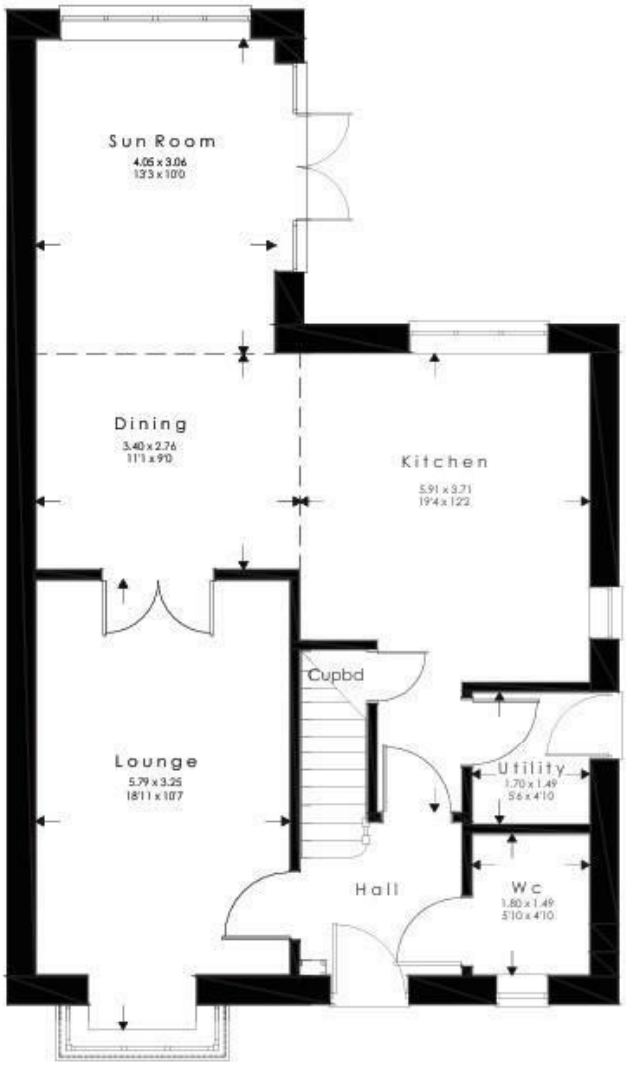


GARDEN

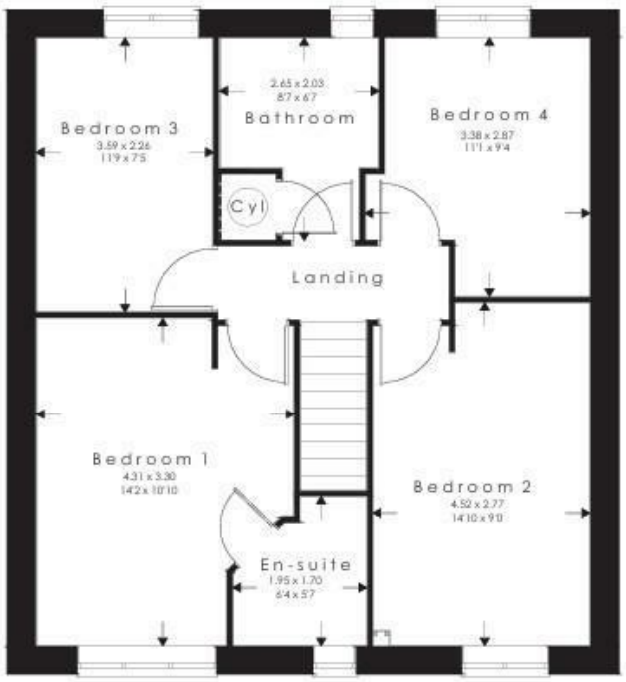
GARDEN

SITE MAP

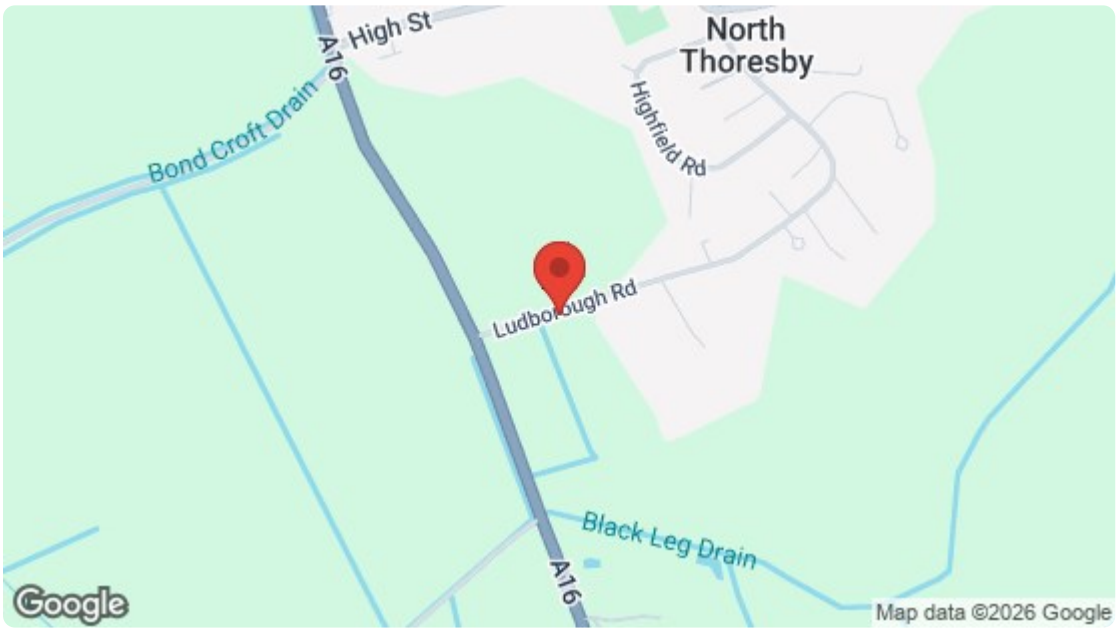


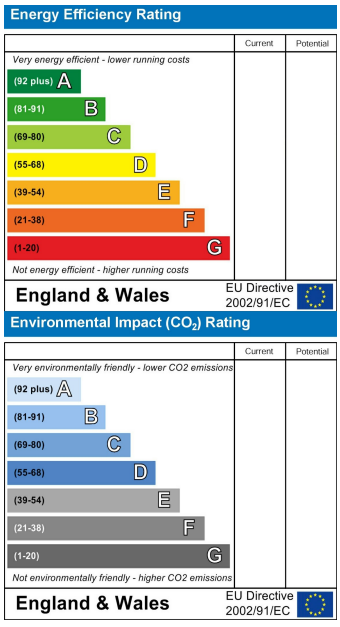


GROUND FLOOR



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.