

# BISHOPS GRANGE

LACEBY, DN37 7FA

3 & 4 BEDROOM  
NEW HOMES

Welcome to  
**Bishops Grange**,  
nestled amongst  
the Lincolnshire  
countryside.



A COLLECTION OF 3 & 4 BEDROOM HOMES

# Bishops Grange overlooks the beautiful Lincolnshire Wolds countryside.

Laceby village close to the coast and also close to the bustling town of Grimsby.

Laceby is situated on the A46.

Laceby is 16 miles from the M180, which offers links to Hull, Scunthorpe and Humberside. Grimsby also offers a train station offering various links.

Primary schools close by include Stanford Junior and Infant School, Laceby Acres Primary School and secondary schools in Grimsby and Market Rasen.



Humberside



Grimsby









Scunthorpe



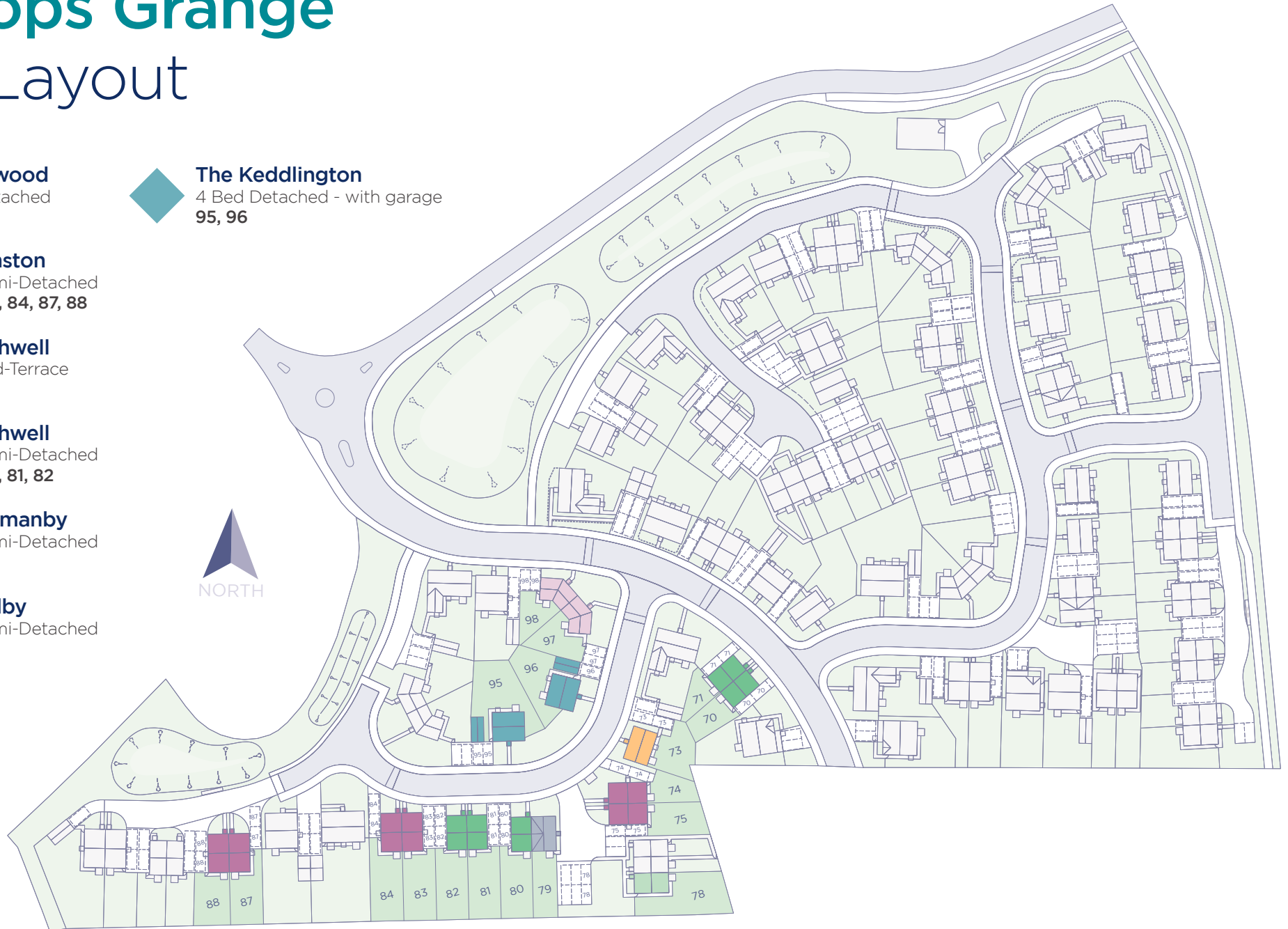
Hull

# Bishops Grange

## Site Layout

-  **The Linwood**  
3 Bed Detached  
73
-  **The Dunston**  
3 Bed Semi-Detached  
74, 75, 83, 84, 87, 88
-  **The Rothwell**  
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3 Bed Semi-Detached  
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-  **The Keddlington**  
4 Bed Detached - with garage  
95, 96







Computer generated image shown.

## The Linwood

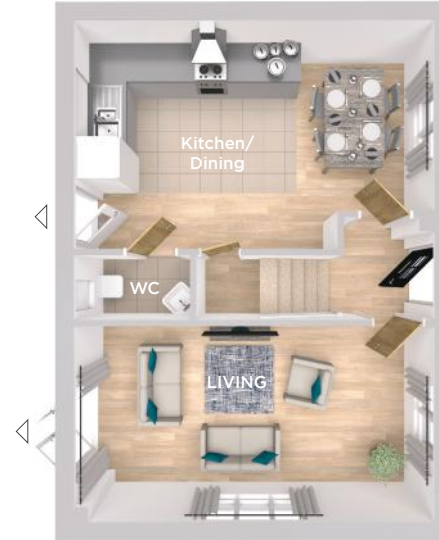
3 Bed Detached home

The Linwood is a stylish double fronted three bedroom detached home comprising of a spacious living area with double doors to the turfed rear garden, and well appointed kitchen/dining area.

Upstairs you will find three bedrooms with the master bedroom benefiting from a En-Suite shower room.

### SPECIFICATIONS

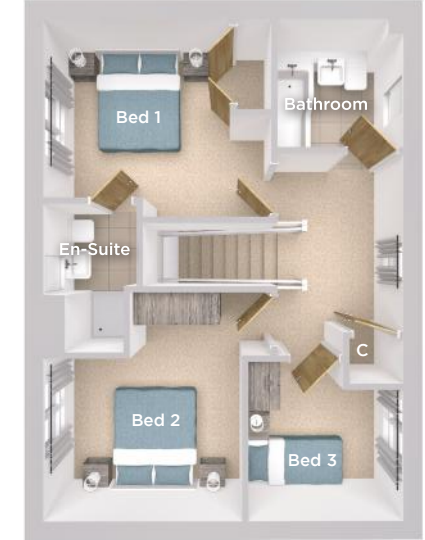
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.68m x 3.64m 18'8" x 11'11"

Living  
5.68m x 3.09m 18'8" x 10'2"



### FIRST FLOOR

Bedroom 1  
3.62m x 3.14m 11'11" x 10'3"

En-Suite  
2.37m x 1.48m 7'9" x 4'10"

Bedroom 2  
3.64m x 3.14m 11'11" x 10'4"

Bedroom 3  
2.54m x 2.48m 8'4" x 8'2"

Bathroom  
2.04m x 2.00m 6'8" x 6'7"

**TOTAL FLOOR AREA**  
90.19m<sup>2</sup> - 970.84 sq.ft

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

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Computer generated image shown.

## The Dunston

3 Bed Semi-Detached home

The Dunston is a three bedroom semi-detached new home comprising of a spacious living area and well appointed kitchen/dining area with double door access to the turfed rear garden.

Upstairs you will find three bedrooms with the master bedroom benefiting from a En-Suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining	4.97m x 3.10m	16'4" x 10'2"
Living	3.93m x 3.79m	12'11" x 12'5"

### FIRST FLOOR

Bedroom 1	3.10m x 2.92m	10'2" x 9'7"
En-Suite	1.90m x 1.81m	6'3" x 5'11"
Bedroom 2	4.01m x 2.51m	13'2" x 8'3"
Bedroom 3	2.99m x 2.22m	9'10" x 7'3"
Bathroom	2.51m x 1.82m	8'3" x 5'11"

**TOTAL FLOOR AREA**  
90.04m<sup>2</sup> - 969.23 sq.ft

△ External access    C Cupboard/Storage    W Wardrobe

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PLEASE NOTE: Plot 78 will be an end-terrace plot and not a Semi-Detached as shown in the computer generated image.

## The Rothwell

3 Bed End-Terrace home

The Rothwell is a three bedroom end-terrace new home comprising of a spacious living area and well appointed kitchen/dining area with double door access to the turfed rear garden.

Upstairs you will find three bedrooms and a modern fitted bathroom complete with shower over the bath.

### SPECIFICATIONS

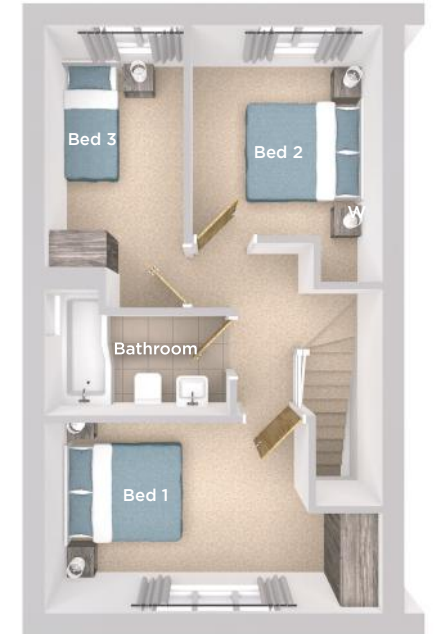
- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
4.63m x 3.20m 11'10" x 11'9"

Living  
3.60m x 3.57m 11'10" x 11'9"



### FIRST FLOOR

Bedroom 1  
4.63m x 2.61m 15'2" x 8'7"

Bedroom 2  
3.54m x 2.66m 11'7" x 8'9"

Bedroom 3  
3.34m x 1.90m 10'11" x 6'3"

Bathroom  
2.52m x 1.41m 8'3" x 4'8"

### TOTAL FLOOR AREA

74.43m<sup>2</sup> - 801.11 sq.ft

△ External access    C Cupboard/Storage

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Computer generated image shown.

## The Rothwell

3 Bed Semi-Detached home

The Rothwell is a three bedroom semi-detached new home comprising of a spacious living area and well appointed kitchen/dining area with double door access to the turfed rear garden.

Upstairs you will find three bedrooms and a modern fitted bathroom complete with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
4.63m x 3.20m 11'10" x 11'9"

Living  
3.60m x 3.57m 11'10" x 11'9"

### TOTAL FLOOR AREA

74.43m<sup>2</sup> - 801.11 sq.ft

### FIRST FLOOR

Bedroom 1  
4.63m x 2.61m 15'2" x 8'7"

Bedroom 2  
3.54m x 2.66m 11'7" x 8'9"

Bedroom 3  
3.34m x 1.90m 10'11" x 6'3"

Bathroom  
2.52m x 1.41m 8'3" x 4'8"

△ External access    C Cupboard/Storage

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Computer generated image shown.

## The Normanby

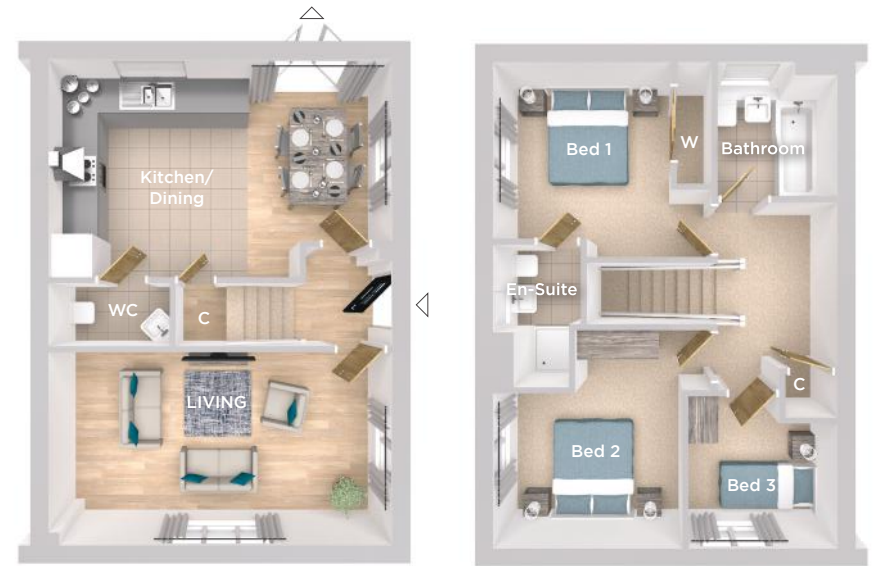
3 Bed Semi-Detached home

The Llnwood is a stylish double fronted three bedroom semi-detached home comprising of a spacious living area with double doors to the turfed rear garden, and well appointed kitchen/dining area.

Upstairs you will find three bedrooms with the master bedroom benefiting from a En-Suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.69m x 3.63m 18'8" x 11'11"

Living  
5.69m x 3.20m 18'8" x 10'6"

### FIRST FLOOR

Bedroom 1  
3.25m x 2.96m 10'8" x 9'8"

En-Suite  
2.39m x 1.48m 7'10" x 4'10"

Bedroom 2  
3.64m x 3.14m 11'11" x 10'4"

Bedroom 3  
2.54m x 2.48m 8'4" x 8'2"

Bathroom  
2.22m x 2.00m 7'3" x 6'7"

**TOTAL FLOOR AREA**  
91.48m<sup>2</sup> - 984.71 sq.ft

△ External access    C Cupboard/Storage    W Wardrobe

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Computer generated image shown.

# The Keddlington

4 Bed Detached home with garage

The Keddlington is a spacious double fronted four bedroom detached home comprising of a comfortable living area with double doors to the garden, well appointed kitchen/breakfast area.

Upstairs you will find four bedrooms with the master bedroom benefiting from a En-Suite shower room.

## SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking

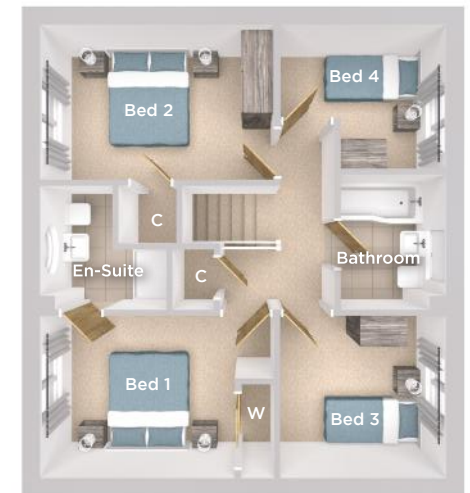


## GROUND FLOOR

Kitchen/Breakfast  
4.82m x 2.71m 15'10" x 8'11"

Dining  
3.40m x 2.57m 11'2" x 8'5"

Living  
4.67m x 3.24m 15'4" x 10'7"



## FIRST FLOOR

Bedroom 1  
3.90m x 2.70m 12'9" x 8'10"

En-Suite  
2.08m x 1.22m 6'10" x 4'0"

Bedroom 2  
3.90m x 2.58m 12'9" x 8'6"

Bedroom 3  
2.75m x 2.70m 9'0" x 8'10"

Bedroom 4  
2.75m x 2.38m 9'0" x 7'10"

Bathroom  
2.28m x 1.74m 7'6" x 5'8"

**TOTAL FLOOR AREA**  
100.14m<sup>2</sup> - 1077.85 sq.ft

△ External access    C Cupboard/Storage    W Wardrobe

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Computer generated image shown.

## The Tealby

3 Bed Semi- Detached home

The Tealby is a stylish three bedroom semi-detached corner plot comprising of a spacious living area, well appointed kitchen/dining with double doors to the garden.

Upstairs you will find three bedrooms with the master bedroom benefiting from a En-Suite shower room.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.01m x 2.89m 16'5" x 8'8"

Living  
5.01m x 2.65m 16'5" x 8'8"



### FIRST FLOOR

Bedroom 1  
3.24m x 2.78m 10'7" x 9'2"

En-Suite  
2.73m x 1.71m 8'11" x 5'7"

Bedroom 2  
2.71m x 2.70m 8'11" x 8'10"

Bedroom 3  
2.99m x 2.24m 9'10" x 7'4"

Bathroom  
2.06m x 1.96m 6'9" x 6'5"

### TOTAL FLOOR AREA

91.51m<sup>2</sup> - 985.00 sq.ft

△ External access    C Cupboard/Storage

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# Bishops Grange, Laceby

Lincolnshire, DN37 7FA.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
70	3 Bed Semi-Detached House	2B Blth Way, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FD.	Autumn 2023	£210,000	£73,500	£312.00	TBC
71	3 Bed Semi-Detached House	2C Blth Way, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FD.	Autumn 2023	£210,000	£73,500	£312.00	TBC
73	3 Bed Detached House	40 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£245,000	£85,750	£364.95	TBC
74	3 Bed Semi-Detached House	38 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£220,000	£77,000	£327.70	TBC
75	3 Bed Detached House	36 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£220,000	£77,000	£327.70	TBC
78	3 Bed End-Terrace House	30 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£210,000	£73,500	£312.00	TBC
79	3 Bed Semi-Detached House	28 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£230,000	£80,500	£342.60	TBC
80	3 Bed Semi-Detached House	26 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£210,000	£73,500	£312.00	TBC
81	3 Bed Semi-Detached House	24 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£210,000	£73,500	£312.00	TBC
82	3 Bed Semi-Detached House	22 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£210,000	£73,500	£312.00	TBC
83	3 Bed Semi-Detached House	20 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£220,000	£77,000	£327.70	TBC

For more information contact:

[Sales@Platformhg.com](mailto:Sales@Platformhg.com)

[Platformhomeownership.com](https://Platformhomeownership.com)

0333 200 7304

Please note:

Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation. Purchasers are advised to consult with your sales co ordinator.





# Bishops Grange, Laceby

Lincolnshire, DN37 7FA.

House prices for all plots available



Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge	
84	3 Bed Semi-Detached House	18 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£220,000	£77,000	£327.70	TBC	
87	3 Bed Semi-Detached House	12 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	<del>Autumn 2023</del>	<del>£220,000</del>	<del>£77,000</del>	<del>£327.70</del>	<del>TBC</del>	
88	3 Bed Semi-Detached House	10 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£220,000	£77,000	£327.70	TBC	
95	4 Bed Detached House (with garage)	5 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	<b>SSTC</b>					
96	4 Bed Detached House (with garage)	7 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	<del>Autumn 2023</del>	<del>£265,000</del>	<del>£92,750</del>	<del>£394.75</del>	<del>TBC</del>	
97	3 Bed Semi-Detached House	9 Marigold Court, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FA.	Autumn 2023	£210,000	£73,500	£312.00	TBC	
98	3 Bed Semi-Detached House	2E Blyth Way, Laceby, Grimsby, N.E. Lincolnshire, DN37 7FD	Autumn 2023	£210,000	£73,500	£312.00	TBC	

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