JoyWalker

ESTATE AGENTS

Plot 160, 2 Scafell Way

Scartho, North East Lincolnshire DN33 2EG

5% GIFTED DEPOSIT INCLUDED Situated on the very popular KENSINGTON GREEN Development in the village of Scartho is this beautiful FOUR BEDROOM DETACHED FAMILY home which offers a superb layout and stunning specification throughout under construction by CYDEN HOMES LIMITED. The Amber ground floor design comprises of a spacious open-plan kitchen-dining room, fitted kitchen and branded appliances. Also to the ground floor is a generous lounge with oak double doors and cloakroom. At the rear of the property this property is a second lounge/sunroom, ideal for a growing family. Upstairs are four good sized bedrooms, with bedroom one having an en-suite. Three further bedrooms with a contemporary family bathroom. This home benefits from an enclosed rear garden, block paved driveway leading to a single integral garage.

£324,950

- 5% GIFTED DEPOSIT INCLUDED !
- OPEN-PLAN DINING KITCHEN
- BREAKFAST BAR
- BRANDED INTEGRATED APPLIANCES
- SPACIOUS LOUNGE
- SUNROOM/ SECOND LOUNGE
- FOUR BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- INTEGRAL GARAGE
- SOLAR PV PANELS

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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.

ACCOMMODATION

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KITCHEN DINER

27'4" x 10'2" (8.34 x 3.10)

KITCHEN DINER

KITCHEN DINER

KITCHEN DINER

KITCHEN DINER

KITCHEN DINER

LOUNGE

18'6" x 10'9" (5.65 x 3.28)

LOUNGE

SUNROOM
11'11" x 10'0" (3.64 x 3.06)

CLOAKROOM/WC
5'9" x 2'9" (1.77 x 0.85)

HALLWAY

BEDROOM ONE
15'7" x 10'11" (4.75 x 3.34)

BEDROOM ONE

BEDROOM ONE

BEDROOM ONE

BEDROOM ONE

ENSUITE

7'5" x 6'5" (2.28 x 1.97)

BEDROOM TWO
14'1" x 9'3" (4.30 x 2.84)

BEDROOM TWO

BEDROOM THREE
11'0" x 9'8" (3.37 x 2.95)

BEDROOM THREE

BEDROOM FOUR
11'0" x 9'3" (3.37 x 2.83)

BEDROOM FOUR

FAMILY BATHROOM
7'9" x 5'6" (2.37 x 1.70)

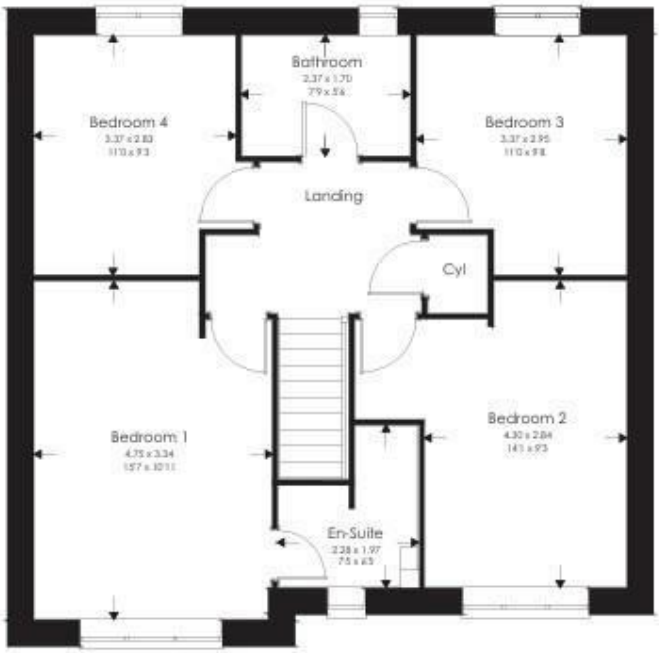
FAMILY BATHROOM

GARDEN

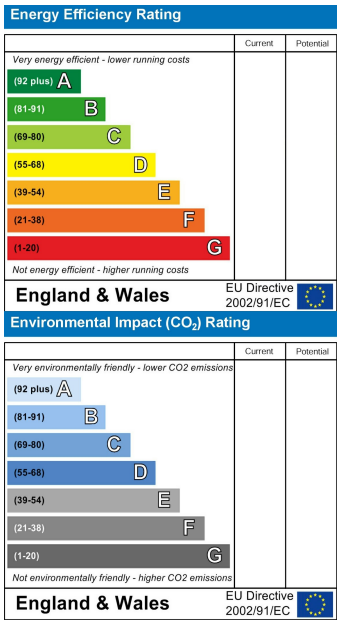
OUTSIDE

INTEGRAL GARAGE

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.