



Plot 204, 33 Pippin Lane Scartho, North East Lincolnshire DN33 2HL

**** LARGE FOUR BEDROOM DETACHED HOME ****

Welcome to a remarkable opportunity to purchase a spacious four-bedroom detached home on a sought-after development crafted by Cyden Homes on the very popular Springfield Park Development in Scartho. This residence boasts a generous family living space, a well-appointed kitchen diner opening to a sunroom, a comfortable lounge, and the convenience of a cloakroom. Upstairs, discover four bedrooms, including a master with an en suite, and a family bathroom. Complete with a single integral garage and parking, this property is ideally located on the outskirts of the village with its amenities, cafes, bars, and highly regarded schools.

£314,950

- NEW RELEASE !
- 5% (£15,747) GIFTED DEPOSIT INCLUDED !
- AIR SOURCE HEAT PUMP
- OPEN-PLAN KITCHEN/DINING
- BRITISH MADE KITCHEN BY OMEGA !
- INTEGRATED APPLIANCES BY NEFF
- FOUR BEDROOMS
- EN-SUITE
- INTEGRAL GARAGE



MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION

ENTRANCE

HALL



CLOAKROOM/WC

5'9" x 2'9" (1.77 x 0.85)

DINING KITCHEN

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



DINING KITCHEN

Additional Photograph



DINING KITCHEN

Additional Photograph



DINING AREA

Additional Photograph



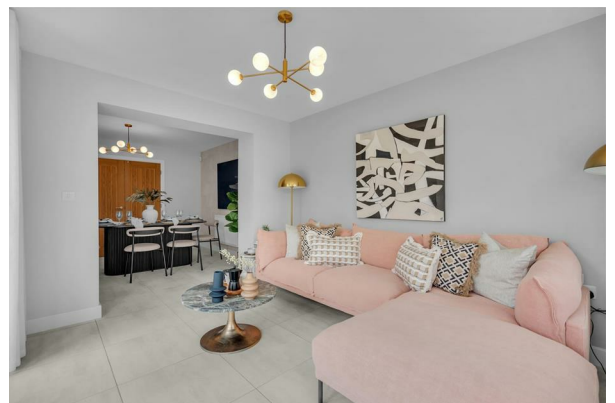
DINING AREA

Additional Photograph



SUNROOM

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



LOUNGE

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



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

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



BEDROOM ONE

Additional Photograph



EN SUITE SHOWER ROOM

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



EN SUITE SHOWER ROOM

Additional Photograph



BEDROOM TWO

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



BEDROOM TWO

Additional Photograph



BEDROOM THREE

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



BEDROOM THREE

Additional Photograph



BEDROOM FOUR

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



BEDROOM FOUR

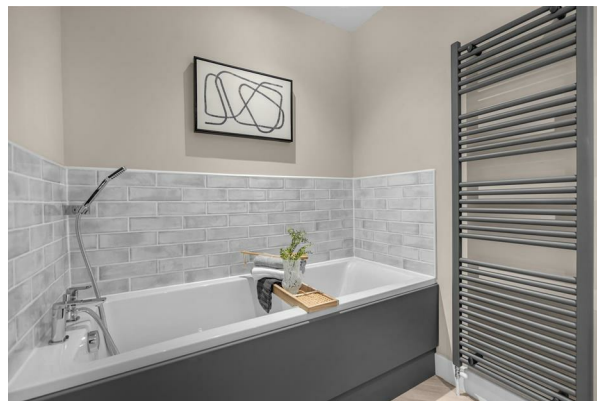
10'10" x 8'8" (3.32 x 2.65)

Additional Photograph



BATHROOM

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



OUTSIDE

GARDENS



INTEGRAL GARAGE

16'5" x 8'4" (5.01 x 2.55)

SITE MAP

COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET

EPC - projected B

TENURE - FREEHOLD & MANAGEMENT FEE

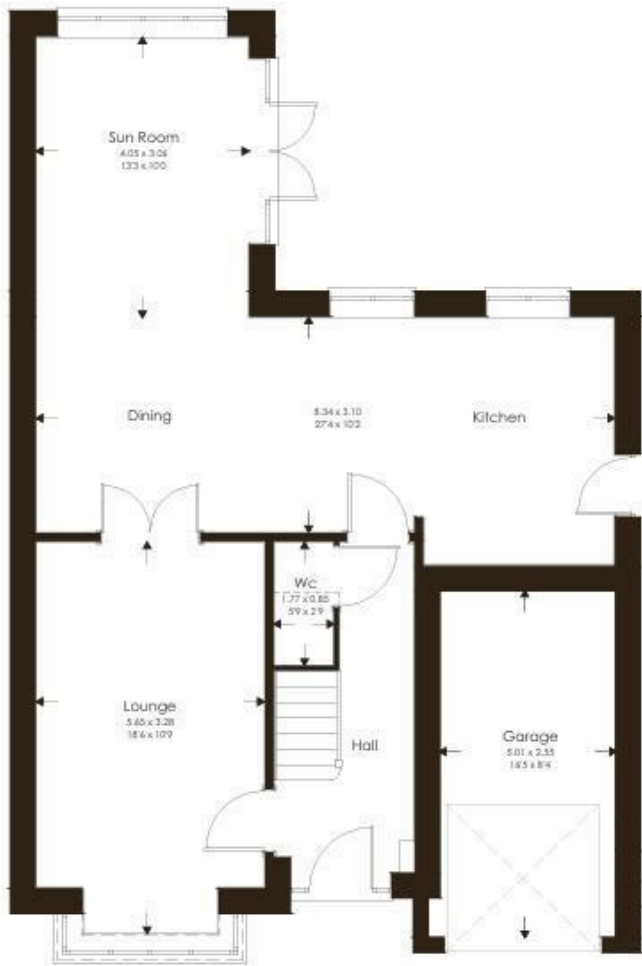
We are informed by the seller that the tenure of this property is Freehold and in addition there will be an annual management fee for the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

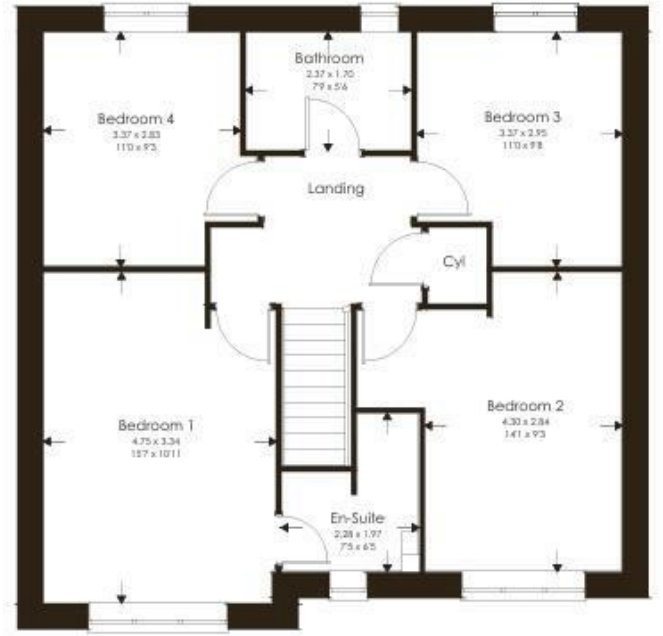
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's 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.