



## Plot 117,12 Pillar Way Scartho, North East Lincolnshire DN33 2EG

**\*\*5% GIFTED DEPOSIT INCLUDED!\*\*** Situated on the very popular The Kensington Green Development on the outskirts of the village of Scartho is this beautiful FOUR BEDROOM DETACHED FAMILY home offers a superb layout and stunning specification throughout under construction by CYDEN HOMES LIMITED. The Opal 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 offering fitted wardrobes and 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.

**£309,950**

- 5% GIFTED DEPOSIT INCLUDED!
- FANTASTIC LOCATION
- HIGH SPECIFICATION
- INTEGRATED APPLIANCES
- FOUR BEDROOMS
- FLOOR TILING TO KITCHEN & DINING ROOM INCLUDED!
- UPGRADED BATHROOM SPECIFICATION INCLUDED!
- FLOOR TILING TO HALLWAY & CLOAKROOM INCLUDED!
- FLOOR TILING TO SUNROOM INCLUDED!



## MEASUREMENTS

All measurements are approximate.

## PHOTOGRAPHS

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

## ACCOMMODATION

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### ENTRANCE HALL

### CLOAKROOM/WC

8'2" x 3'5" (2.50 x 1.05)

### LIVING ROOM

16'9" x 10'9" (5.13 x 3.29)



### DINING KITCHEN

24'0" x 9'3" (7.33 x 2.83)



### DINING KITCHEN





### SUN ROOM

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



### FIRST FLOOR LANDING

### MASTER BEDROOM

13'7" x 11'9" (4.15 x 3.60)



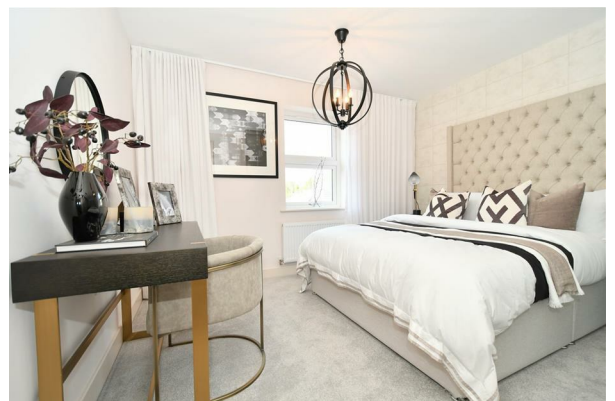
### ENSUITE

7'4" x 5'8" (2.25 x 1.73)



### BEDROOM 2

11'11" x 9'8" (3.64 x 2.97)



### BEDROOM 3

9'6" x 8'2" (2.90 x 2.50)



### BEDROOM 4

9'6" x 8'4" (2.90 x 2.55)



### FAMILY BATHROOM

6'10" x 5'6" (2.10 x 1.70)



### OUTSIDE

### INTEGRAL GARAGE

16'4" x 8'5" (4.98 x 2.58)

### SITE PLAN

### VIEWING ARRANGEMENTS

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

### OPENING TIMES

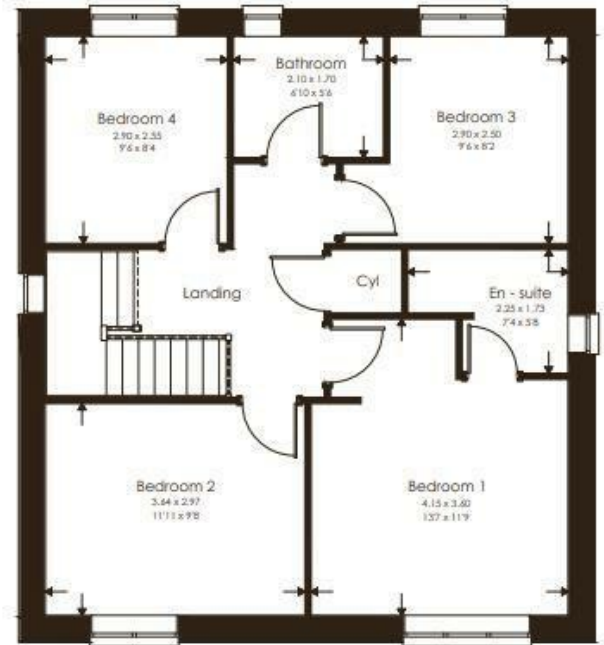
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

### TENURE - FREEHOLD

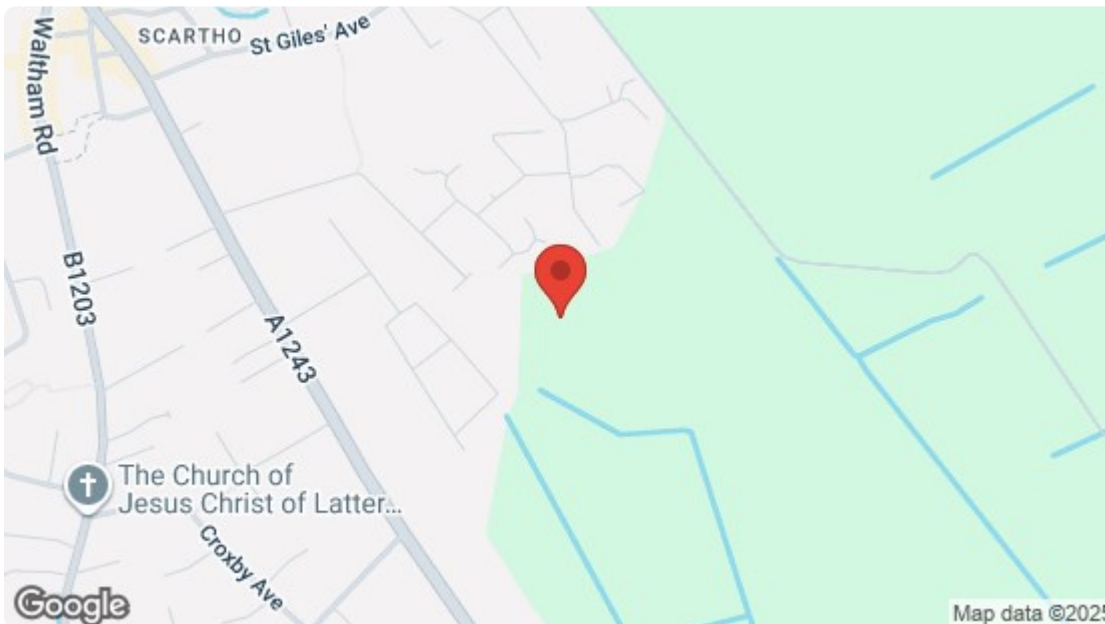
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.



GROUND FLOOR



FIRST FLOOR



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