

# MARTIN MASLIN

**8 COPPER BEECH COURT  
42 WALTHAM ROAD  
SCARTHO  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 2LZ  
'COPPER BEECH COTTAGE'**



As Agents we are delighted to be appointed to undertake the sales of this prestigious new development, found in the heart of Scartho village. A fabulous opportunity to become one of the first new owners of one of these exciting exclusive new homes, offering security and peace of mind which will enhance the area and transform the skyline of Scartho. Skillfully created from the former iconic landmark, the complex will comprise of a wonderful mix of apartments, houses and a penthouse, each will be equipped with an intercom system to access the main gates and there will be allocated car parking spaces. The properties will be set within landscaped grounds, the majority enjoying their own leafy green private garden with patios, raised planters, and modern fencing. In the early stages there will be a choice of kitchen and bathroom designs and many other opportunities to design your own dream home. The village of Scartho is right on the doorstep with its wide range of local independent shops, bars, cafes and community amenities. Local bus links to Grimsby for its wider rail connections, Cleethorpes or the Lincolnshire Wolds market town of Louth. This is a unique opportunity ideal for the discerning downsizers, second home owners or busy professionals seeking a new lifestyle and way of living in the heart of the Village. Please contact the Agents for further details. Prices starting from £195,000

**£250,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

A brand new cottage home extended from the original house to create a modern home with its own private south facing garden and parking.

### ENTRANCE HALL

**2.80m (9' 2") x 2.40m (7' 10")**

With a staircase leading to the first floor landing.

### LIVING KITCHEN

**6.80m (22' 4") x 4.40m (14' 5")**

An amazing open plan kitchen with living and dining areas with bi-fold double glazed doors opening onto the rear garden. There will be a range of modern units in a range of colours and designs and built-in appliances including eye-level oven, electric induction hob, fridge, freezer, dishwasher, washing machine with option for a tumble dryer (subject to space see descriptions). The room will be ideal for entertaining with sitting and dining areas and will be able to accommodate freestanding furniture.

### UTILITY ROOM

**2.00m (6' 7") x 1.60m (5' 3")**

A good size utility with fitted units and a cloakroom with W.C. and a vanity unit.

### LANDING

**2.80m (9' 2") x 2.40m (7' 10")**

### BEDROOM ONE

**4.40m (14' 5") x 3.60m (11' 10")**

Currently designed as the principal bedroom.

### BEDROOM TWO

**3.40m (11' 2") x 3.00m (9' 10")**

Another good size double bedroom.

### SHOWER ROOM

**3.80m (12' 6") x 2.00m (6' 7")**

A contemporary bathroom to include, tiled wet areas, W.C. low level walk in thermostatic shower, vanity unity with sink, heated towel rail, LED illuminated mirror and quality flooring.

### OUTSIDE

**2.80m (9' 2") x 2.40m (7' 10")**

No. 8 has its own private south facing garden and will benefit from a gravelled patio with raised planter borders. There will be fencing to screen the perimeters and the property benefits from two car parking spaces.



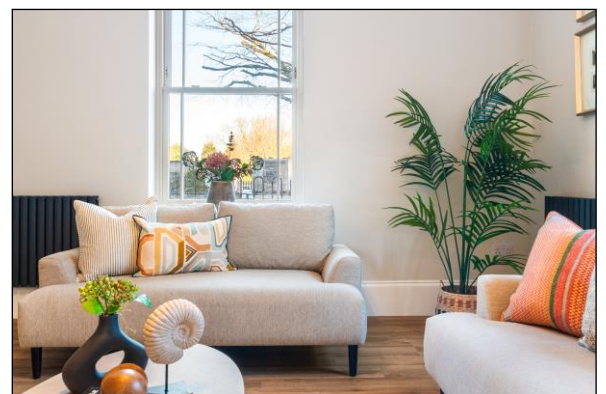
OUTSIDE



APARTMENT 1 / SHOW HOME



APARTMENT 1 / SHOW HOME



APARTMENT 1 / SHOW HOME



GENERAL INFORMATION

Mains water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating will comprise of the latest energy efficient heating and the property will benefit from double glazed sealed unit windows in a smart cream finish. It falls within the jurisdiction of North East Lincolnshire Council (Tax Band to be determined upon completion). The tenure will be Freehold - subject to Solicitors verification. There will also be a seven year builders warranty. Planning details can be found under the reference number DM/0669/23/FUL and there will be a ten year building warranty.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Copper Beech Court is found in this heart of Scartho offering a wide range of local shops, schools, pubs and a diverse range of local takeaways.



APARTMENT 1 / SHOW HOME



APARTMENT 1 / SHOW HOME



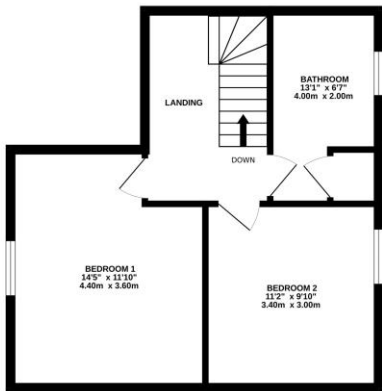
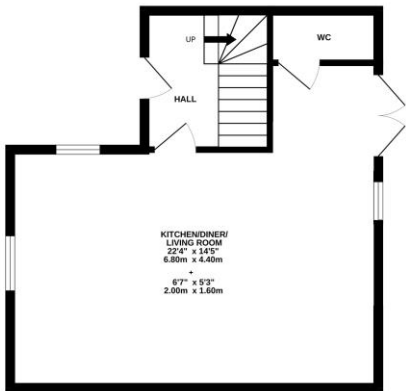
APARTMENT 1 / SHOW HOME



APARTMENT 1 / SHOW HOME

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 904sq.ft. (84.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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