

MARTIN MASLIN

**9 COPPER BEECH COURT
42 WALTHAM ROAD
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2LZ**



Plot 9 Copper Beech Court is a brand new detached bungalow nestling within the grounds of this exclusive gated development found in the heart of Scartho village. The bungalow will be positioned towards the rear of the complex, set within its own private setting tucked away in one corner. Thoughtfully designed featuring a private Entrance Hall with modern Shower Room/ W.C, two good size bedrooms and a lovely open plan Living Kitchen with the choice of cabinets and built-in appliances. There will be extra space for freestanding furniture and bi-fold doors providing views and access into the delightful garden. The bungalow will enjoy all the benefits of the Copper Beech Court development including landscaped Gardens with seating areas, two car parking spaces and a built-in intercom system to access the main gates ensuring security and peace of mind.

£275,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A brand new 2 bedroom detached bungalow set within its own with its own private west facing garden and parking.

ENTRANCE HALL

3.60m (11' 10") x 2.80m (9' 2")

With a staircase leading to the first floor landing.

CLOAKROOM

With W.C. and a vanity unit.

LIVING KITCHEN

6.20m (20' 4") x 4.40m (14' 5")

An amazing dual aspect open plan kitchen with living and dining areas with french double glazed doors opening onto the rear garden. There will be a range of modern units in a range of colours and designs complete with the potential to incorporate a centre island 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.

LANDING

3.40m (11' 2") x 3.40m (11' 2")

BEDROOM ONE

4.40m (14' 5") x 3.40m (11' 2")

Currently designed as the principal bedroom.

BEDROOM TWO

5.00m (16' 5") x 2.60m (8' 6")

Another good size double bedroom.

SHOWER ROOM

2.60m (8' 6") x 2.20m (7' 3")

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

OUTSIDE

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

No. 9 has its own private west facing garden with a gravelled patio and raised planter borders. There will be fencing to screen the perimeters and the property benefits from two car parking spaces.

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 ten year builders warranty. Planning details can be found under the reference number DM/0669/23/FUL and there will be a seven year building warranty.



OUTSIDE



OUTSIDE



OUTSIDE



APARTMENT 1 / SHOW HOME

VIEWING

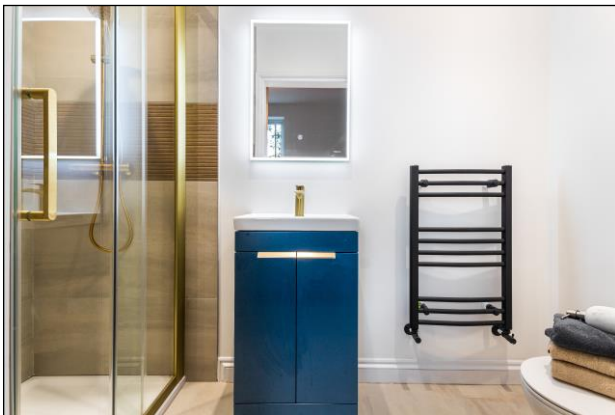
By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

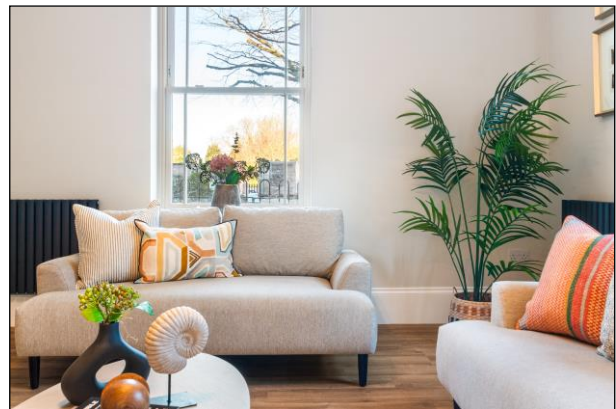
Copper Beech Court is found in the heart of Scartho offering a wide range of local shops, schools, pubs and a diverse range of local takeaways.



APARTMENT 1 / SHOW HOME



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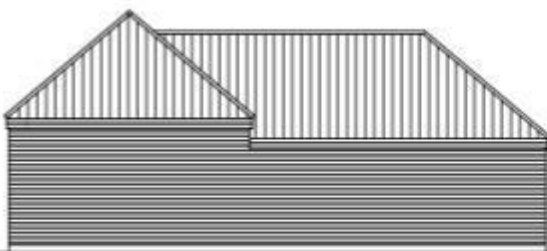
Coach House



Proposed East Elevation



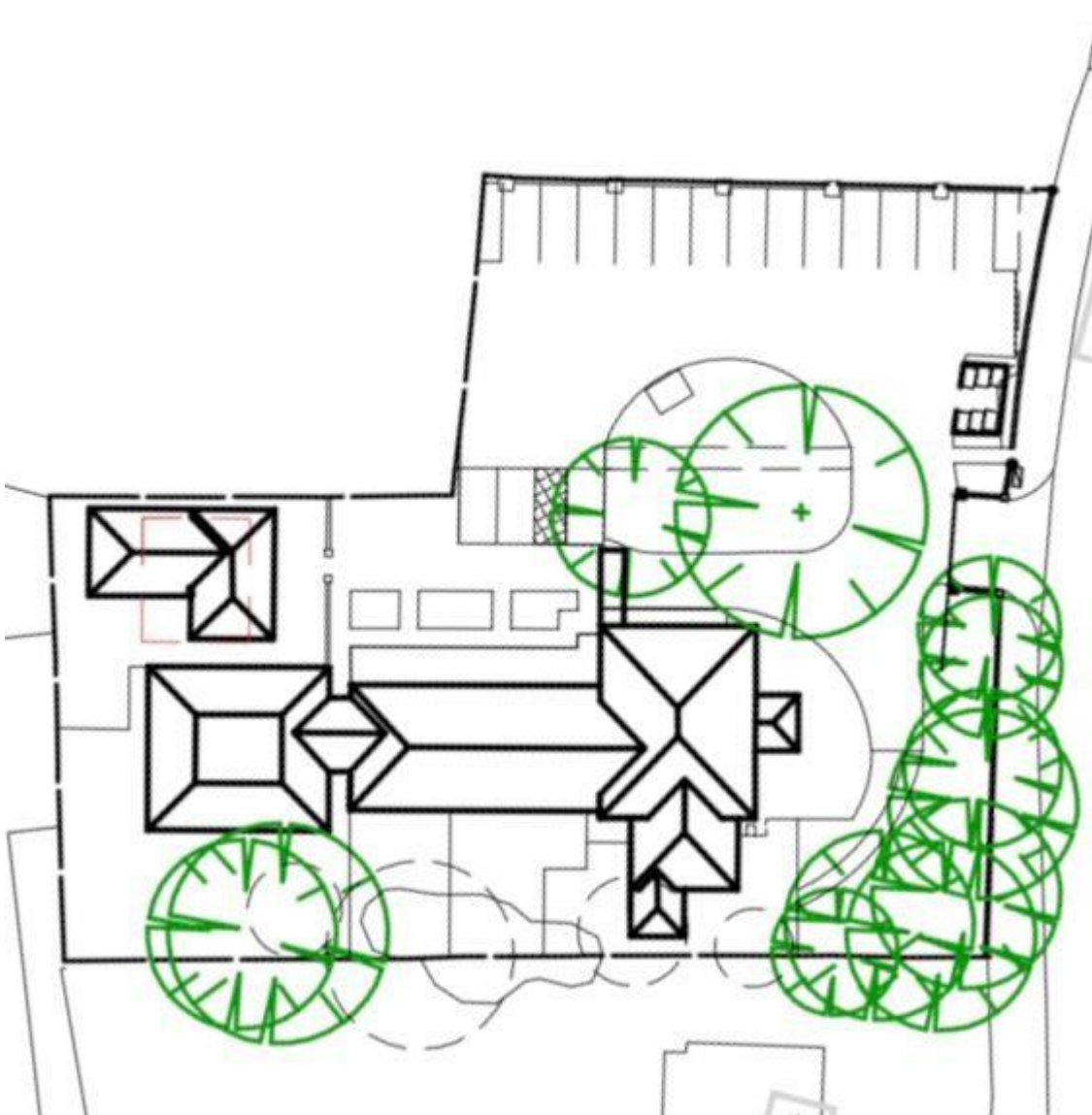
Proposed South Elevation



Proposed North Elevation



Typical Section



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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Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB

T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk