



Plot 51, 39 Bowfell Gardens Grimsby, DN33 2EQ

****NEW DEVELOPMENT****Ideal for a growing family, Cyden Homes are pleased to present this substantial detached home, located in the sought-after village of Scartho. This brand-new home offers a wealth of space, where open-plan living is really focused on the design. The Amber home features a separate lounge, open-plan kitchen-dining room, sunroom, hallway and downstairs cloakroom. The spacious lounge with double oak veneer doors separating the lounge to kitchen-dining room is just one of the many features of this home.

The first-floor comprises of four generous sized bedrooms, with the master bedroom offering a good sized en-suite with contemporary vanity unit and built in wardrobes as standard. The family bathroom is finished with a high specification bathroom suite, chrome towel rail, and LED spotlights.

Within distance is the highly regarded Waltham Toll Bar Academy Secondary School and sixth form. Close by is the Diana Princess of Wales Hospital with an A & E Department. Anticipated completion Spring 2024.

£299,950

- OPEN - PLAN KITCHEN / DINING
- SPACIOUS LOUNGE
- LARGE ENCLOSED GARDEN
- INTEGRAL GARAGE
- FOUR DOUBLE BEDROOMS
- SUN ROOM
- ESTIMATED COMPLETION SPRING 2024
- TEN YEAR NHBC WARRANTY
- 5% DEPOSIT PAID



PHOTOGRAPHS

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

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE HALL



CLOAKROOM/WC

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

LIVING ROOM

16'2" x 10'9" (4.94m x 3.29m)



LIVING ROOM ADDITIONAL PHOTOGRAPH



DINING KITCHEN

27'0" x 11'7" (8.24m x 3.55m)



SUN ROOM

12'0" x 10'0" (3.67m x 3.07m)



FIRST FLOOR LANDING

MASTER BEDROOM

12'10" x 11'0" (3.93m x 3.36m)



ENSUITE

5'8" x 3'6" (1.75m x 1.07m)



BEDROOM 2

13'10" x 8'11" (4.24m x 2.73m)



BEDROOM 3

10'10" x 9'4" (3.32m x 2.85m)



BEDROOM 4

10'10" x 9'3" (3.32m x 2.84m)



FAMILY BATHROOM

7'9" x 5'6" (2.38m x 1.70m)



OUTSIDE

INTEGRAL SINGLE GARAGE

SITE PLAN



VIEWING ARRANGEMENTS

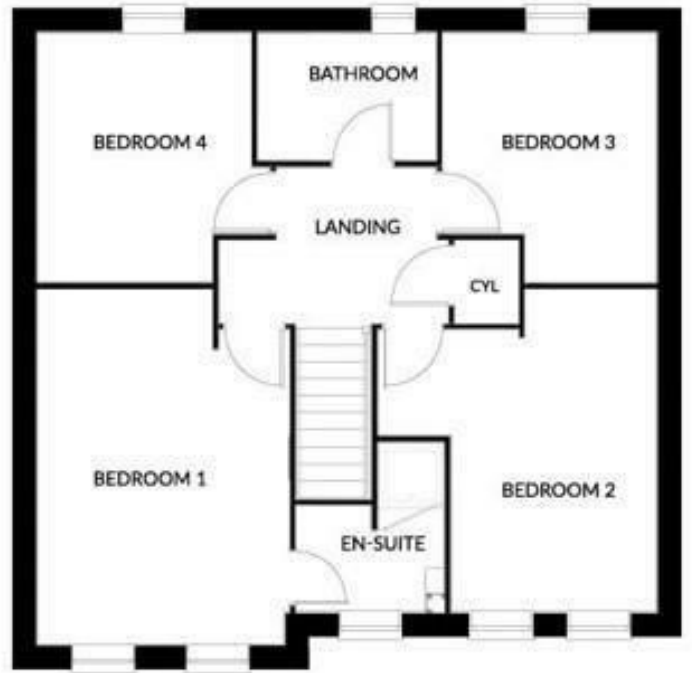
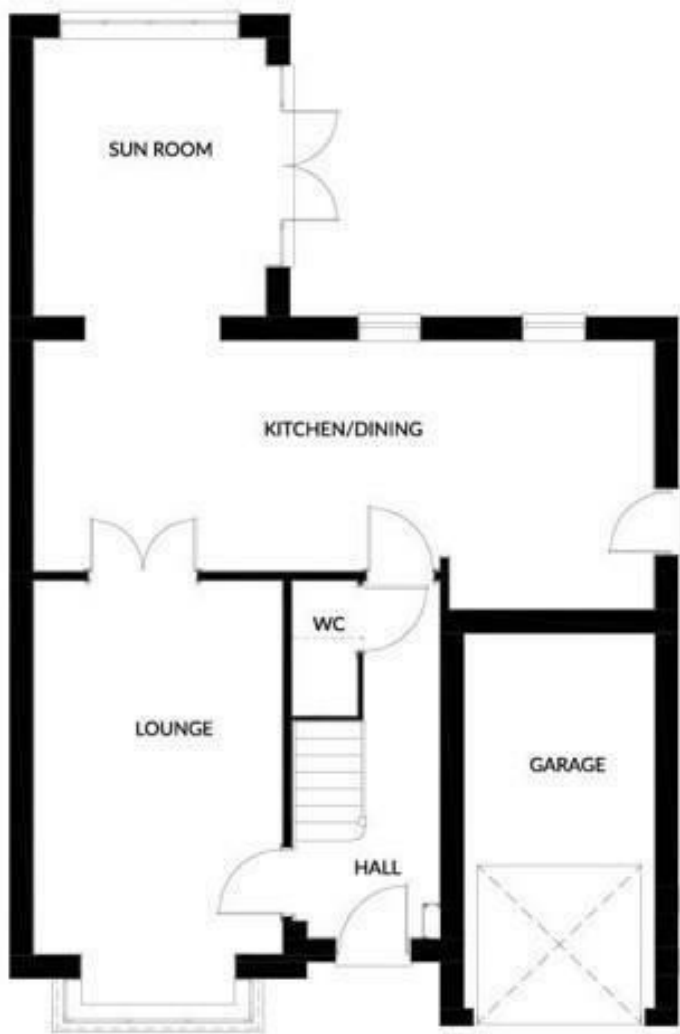
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(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.