

**£500**  
PER MONTH TOWARDS MORTGAGE  
REPAYMENTS FOR UP TO 12 MONTHS  
T&C's apply. This offer applies to specific plots only.



## PACKED FULL OF ADDED EXTRAS!

### Plot 100, 1 Scafell Way Grimsby, North East Lincolnshire DN33 2EG

Cyden Homes are delighted to present this attractive FOUR bedroom, DETACHED family home, located in the popular Scartho Top Development of Kensington Green. High Specification throughout comprising of a spacious open plan KITCHEN and Dining with a separate SUN ROOM/SECOND LOUNGE and a separate UTILITY and cloakroom. Generous sized lounge and STUDY. FOUR spacious bedrooms with a good sized EN-SUITE, three further bedrooms, family bathroom. The Jasper offers a garden, detached single garage with large block paved driveway. Anticipated completion Autumn 2024. Ten year new home warranty, double-glazed windows, efficient central heating system and completed using branded quality appliances, sanitary ware and wall and floor tiling. \*\*Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only. Images of the similar house style/plots will vary in terms of materials/colour scheme.

**£299,950**

- NEW PRICE!!
- UPGRADED KITCHEN UNITS & BATHROOM INCLUDED!
- £500 TOWARDS MORTGAGE REPAYMENTS FOR 12 MONTHS INCLUDED!
- FLOOR TILING TO HALLWAY & CLOAKROOM KITCHEN & UTILITY INCLUDED!
- FLOOR TILING TO SUNROOM INCLUDED! CARPETS INCLUDED! TURF INCLUDED!
- OPEN-PLAN KITCHEN/DINING ROOM
- FAMILY BATHROOM AND EN SUITE
- UTILITY ROOM STUDY SPACIOUS LOUNGE
- EXCEPTIONALLY LONG BLOCK PAVED DRIVEWAY BRICK GARAGE
- ANTICIPATED COMPLETION AUTUMN 2024



## MEASUREMENTS

All measurements are approximate.

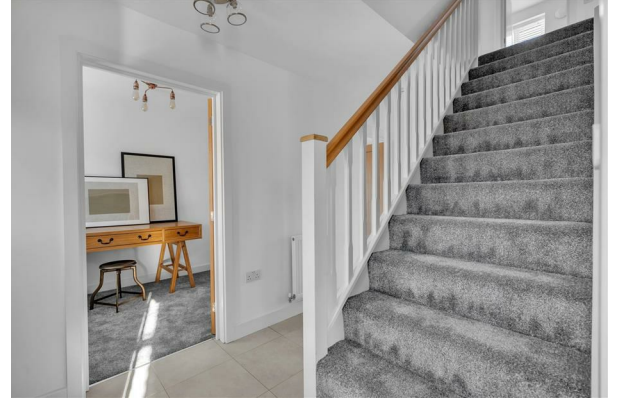
## PHOTOGRAPHS

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

## ACCOMMODATION

### ENTRANCE

### HALLWAY



### LOUNGE

15'10" x 10'11" (4.84 x 3.34)



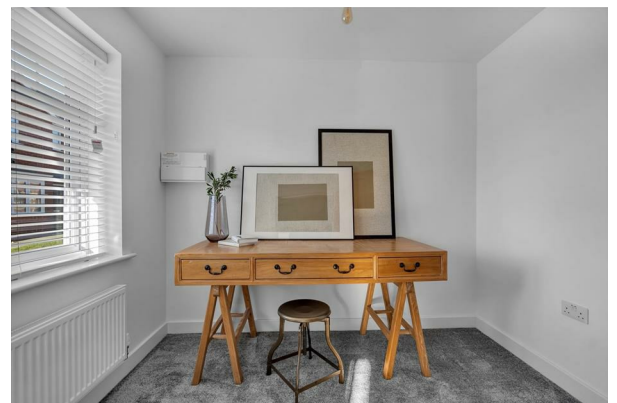
### LOUNGE

Additional Photograph



### STUDY

9'0" x 6'8" (2.75 x 2.05)



**UTILITY ROOM**

6'8" x 5'2" (2.05 x 1.60)



**CLOAKS/WC**

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

**DINING KITCHEN**

25'4" x 8'11" (7.74 x 2.74)



**DINING KITCHEN**

Additional Photograph



**DINING KITCHEN**

Additional Photograph



**SUNROOM**

12'0" x 10'1" (3.67 x 3.076)



**SUNROOM**

Additional Photograph



**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'2" x 11'2" (4.33 x 3.41)



**EN SUITE SHOWER ROOM**

7'0" x 5'2" (2.15 x 1.59)



## BEDROOM TWO

13'3" x 9'2" (4.04 x 2.81)



## BEDROOM THREE

10'10" x 9'0" (3.32 x 2.75)



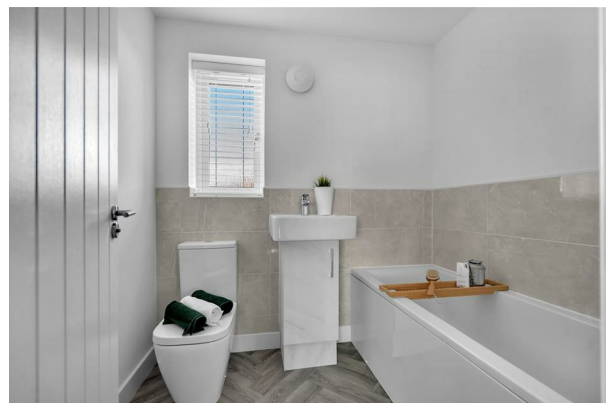
## BEDROOM FOUR

11'10" x 9'0" (3.61 x 2.75)



## BATHROOM

6'9" x 5'6" (2.06 x 1.70)



## OUTSIDE

## GARDEN

## GARAGE

## SITE MAP



### COUNCIL TAX BAND

Council Tax Band NOT YET SET

### TENURE - FREEHOLD

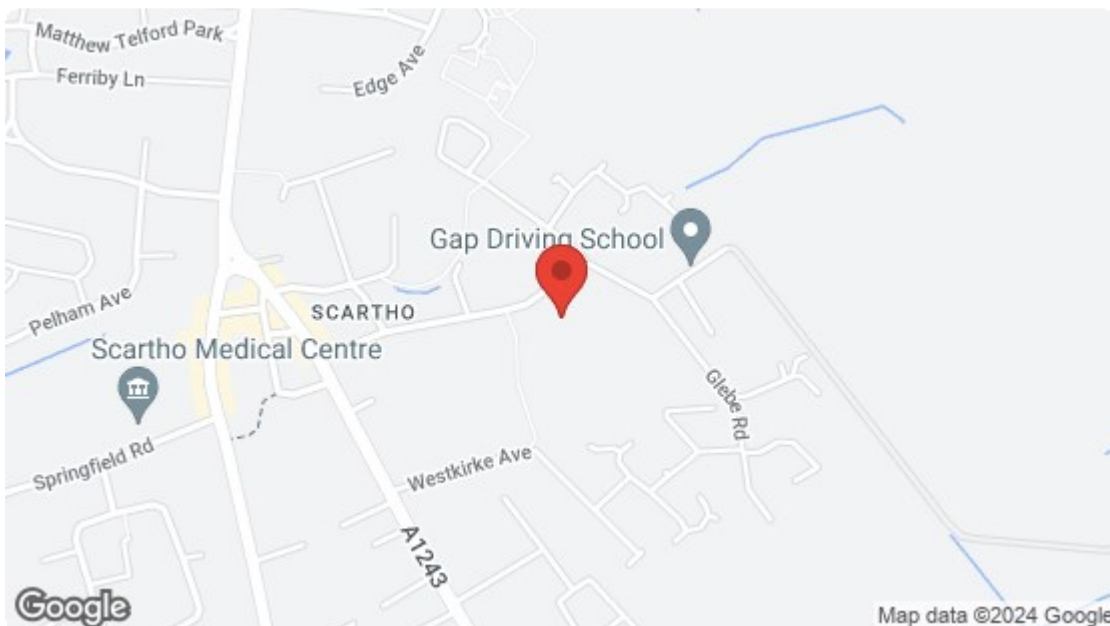
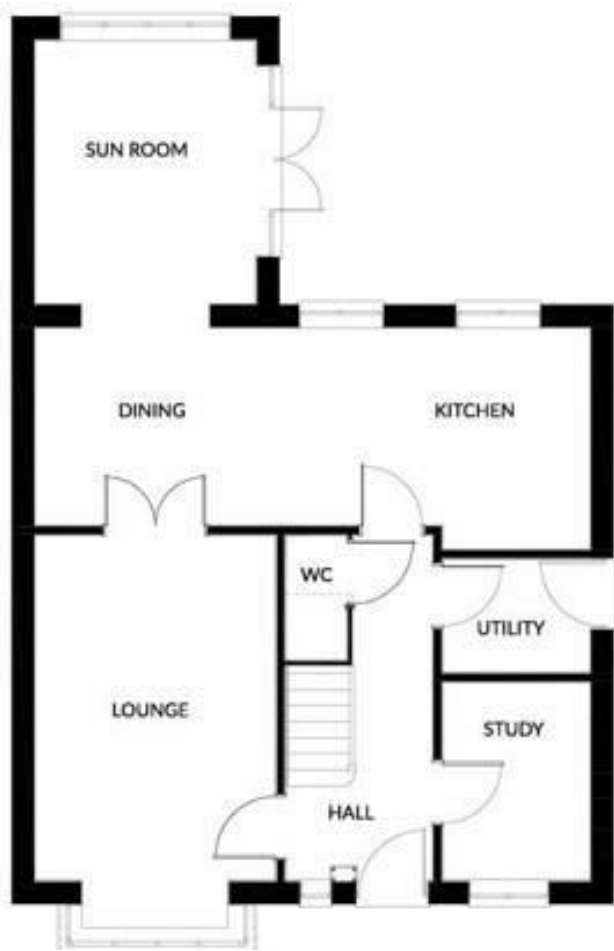
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	93
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.