



Plot 44, 23 Bowfell Gardens Scartho, North East Lincolnshire DN33 2EQ

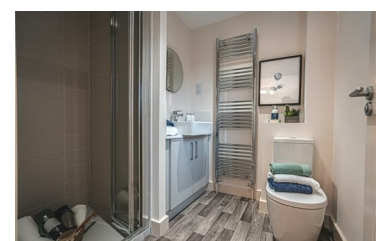
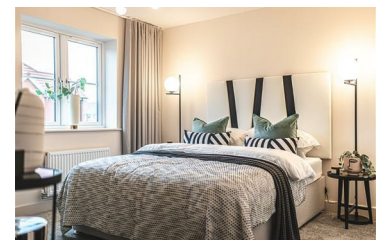
***NEWLY DESIGNED BUNGALOW *** This beautiful new link bungalow offers a superb layout and stunning specification throughout and is ideal for a starter home or retirement situated within the popular development of Kensington Green Scartho. Having an open plan living kitchen diner with contemporary kitchen, tiled flooring and branded appliances. One double bedroom and bathroom.

This home benefits from an enclosed rear garden and a block paved parking space.

Estimated completion Autumn 2024.

£134,950

- LINK BUNGALOW
- IDEAL STARTER HOME
- GREAT LOCATION
- CONTEMPORARY FITTED KITCHEN
- BRANDED APPLIANCES
- KITCHEN FLOOR TILING
- HIGH SPECIFICATION
- ENCLOSED REAR GARDEN
- BLOCK PAVED PARKING SPACE



MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

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

ACCOMMODATION

ENTRANCE

LIVING

13'10" x 12'3" (4.23 x 3.74)



KITCHEN

10'5" x 8'0" (3.20 x 2.44)

BEDROOM ONE

13'10" x 10'0" (4.23 x 3.07)



BATHROOM

6'8" x 5'6" (2.05 x 1.70)



OUTSIDE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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 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.