



Plot 79, 64 Fenwick Road Scartho Top, Grimsby, North East Lincolnshire DN33 3ST

*** NEW RELEASE FOUR BEDROOM DETACHED*** This beautiful new home offers a superb layout and stunning specification throughout, the ground floor design comprises of a spacious open-plan kitchen-dining room, fitted kitchen and branded appliances. Also to the ground floor is a generous lounge with oak double doors and cloakroom. At the rear of the property this home offers a second lounge/sunroom, ideal for a growing family. Upstairs are four good sized bedrooms, with bedroom one offering fitted wardrobes and ensuite. Three further bedrooms with a contemporary family bathroom. This home benefits from an enclosed westerly rear garden, block paved driveway leading to a single integral garage. Anticipated Completion Summer 2024.

£268,950

- ***SALES OFFICE NOW OPEN – OFF SHAW DRIVE***
- £6,000 CASH BACK AVAILABLE
- FLOOR TILING TO KITCHEN AND DINING ROOM INCLUDED !
- CARPETS AND TURF INCLUDED !
- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- HIGH SPECIFICATION
- CONTEMPORARY OPEN-PLAN LAYOUT
- SUNROOM/SECOND LOUNGE
- INTEGRAL GARAGE
- ANTICIPATED COMPLETION SUMMER 2024



MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

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

ACCOMMODATION

ENTRANCE

HALLWAY

CLOAKS/W.C.

8'2" x 3'5" (2.50 x 1.05)

LOUNGE

16'6" x 10'9" (5.05 x 3.30)



KITCHEN DINER

23'8" x 9'3" (7.23 x 2.84)



SUNROOM

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



FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

11'7" x 10'6" (3.55 x 3.22)



EN SUITE SHOWER ROOM

5'8" x 4'3" (1.73 x 1.32)



BEDROOM TWO

11'8" x 9'5" (3.57 x 2.88)



BEDROOM THREE

9'6" x 8'0" (2.90 x 2.45)



BEDROOM FOUR

9'6" x 8'2" (2.90 x 2.49)



BATHROOM

6'10" x 5'6" (2.10 x 1.70)



OUTSIDE

GARAGE

16'0" x 8'4" (4.90 x 2.56)

SITE MAP



COUNCIL TAX BAND

Council Tax Band not yet set

TENURE - FREEHOLD

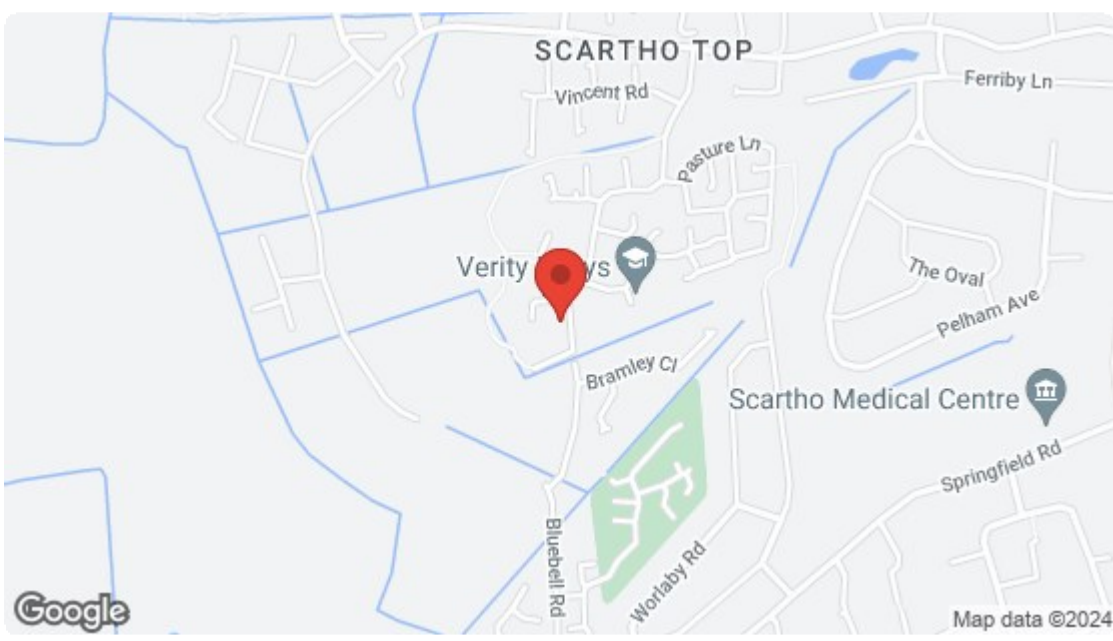
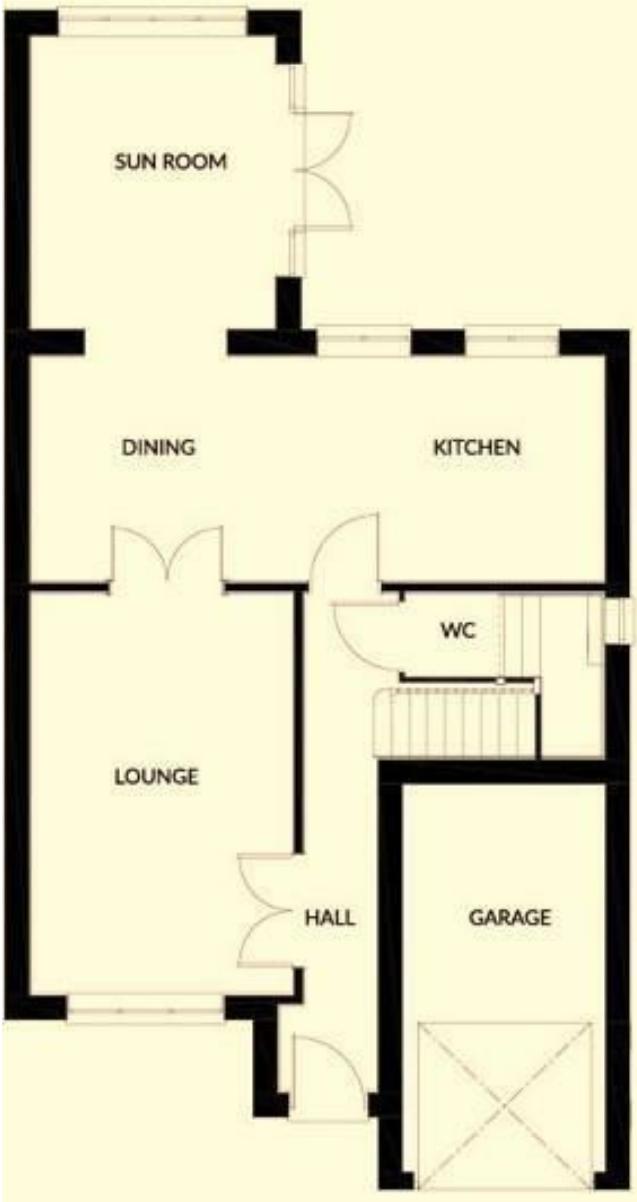
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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		84	84
(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.