



Plot 110, 28 Rubens Close Scartho Top, North East Lincolnshire DN33 3TY

**** LARGE FOUR BEDROOM DETACHED HOME ****

Welcome to a remarkable opportunity to purchase a spacious four-bedroom detached home on a sought-after development crafted by Cyden Homes. This residence boasts a generous family living space, a well-appointed kitchen diner opening to a sunroom, a comfortable lounge, and the convenience of a cloakroom. Upstairs, discover four bedrooms, including a master with an en suite, and a family bathroom. Complete with a single garage and parking, this property is ideally located near Scartho village with its amenities, cafes, bars, and highly regarded schools. Don't miss the chance schedule your viewing for this anticipated completion in Autumn 2024.

£289,950

- LARGE FOUR BEDROOM DETACHED HOME
- OPEN - PLAN KITCHEN / DINING
- SPACIOUS LOUNGE
- SUN ROOM
- FOUR DOUBLE BEDROOM
- MASTER BEDROOM WITH EN SUITE
- REAR ENCLOSED GARDEN
- INTEGRAL GARAGE
- ESTIMATED COMPLETION AUTUMN 2024
- TEN YEAR LABC WARRANTY



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

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



CLOAKS/ W/C

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

DINING KITCHEN

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



KITCHEN

Additional Photograph



DINING AREA

Additional Photograph



DINING AREA

Additional Photograph



SUN ROOM

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



SUNROOM

Additional Photograph



FIRST FLOOR LANDING

BEDROOM 1

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



EN SUITE SHOWER ROOM

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



BEDROOM 2

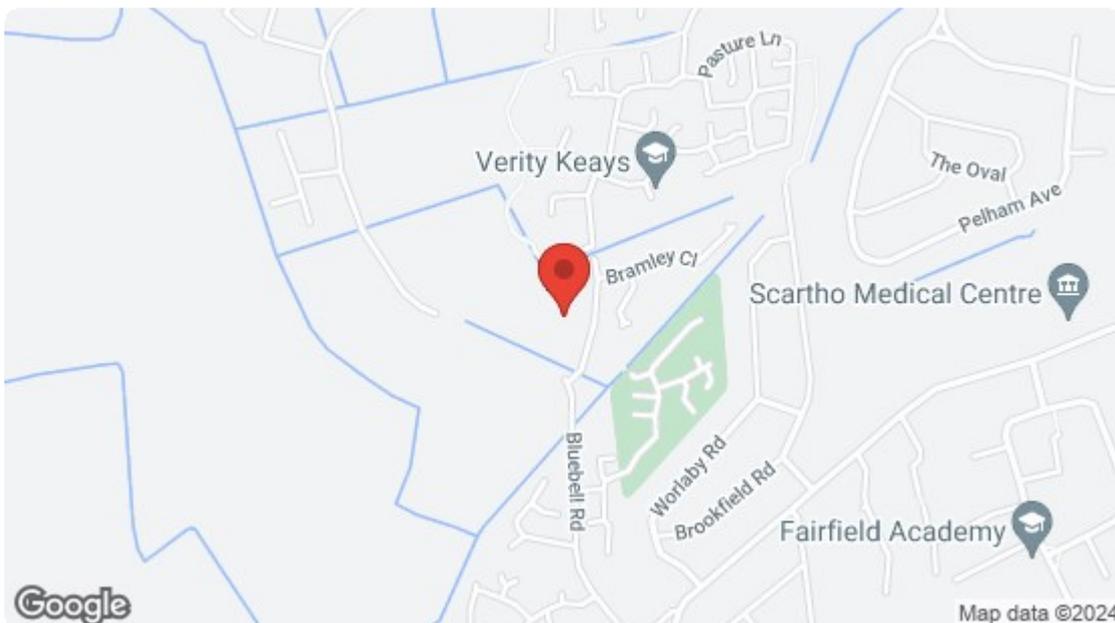
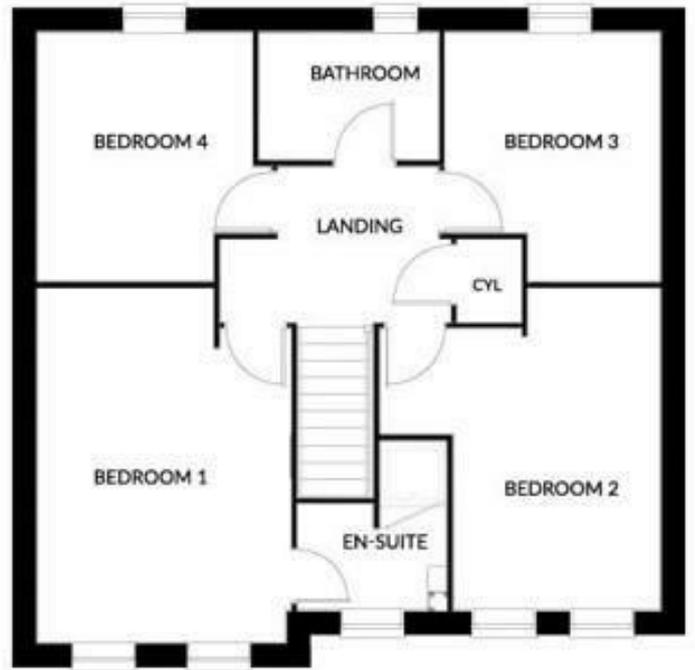
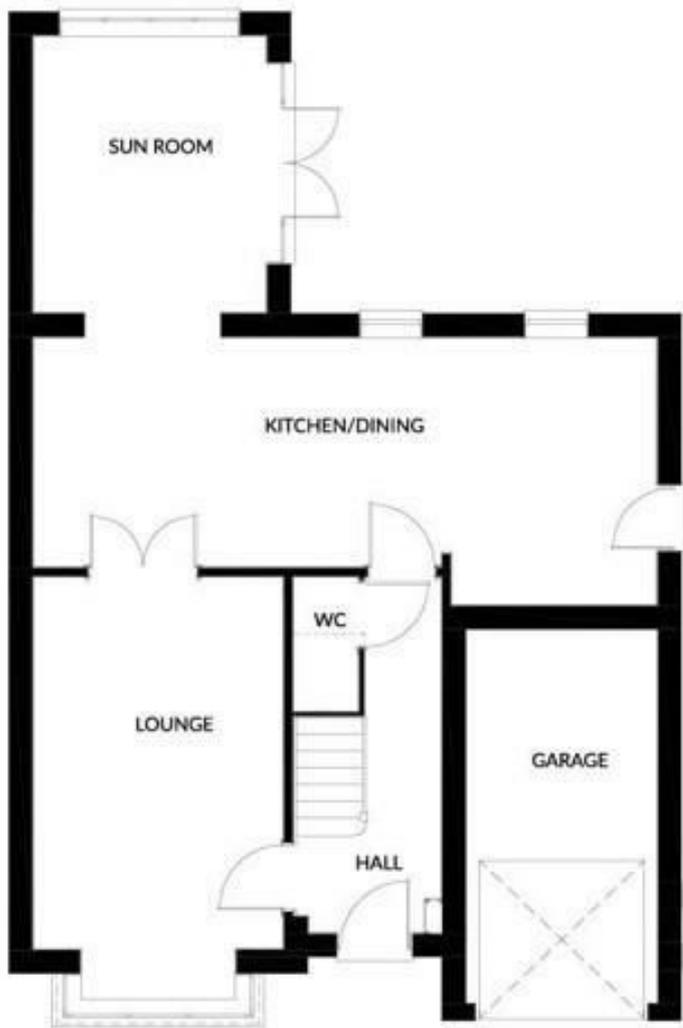
13'10" x 8'11" (4.24m x 2.73m)



BEDROOM 3

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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		84	84
(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.