



Plot 111, 72 Fenwick Road Scartho Top, North East Lincolnshire DN33 3ST

*** NEW RELEASE FOUR BED 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, cloakroom and study. 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 en-suite. Three further bedrooms with a contemporary family bathroom. This home benefits from an enclosed westerly rear garden, block paved driveway leading to a double garage. Anticipated Completion Summer 2024.

£334,950

- ** NEW RELEASE **
- FLOOR TILING TO HALLWAY INCLUDED !
- 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
- DOUBLE 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)

LOUNGE

Additional Photograph

LOUNGE

Additional Photograph



KITCHEN DINER

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



UTILITY



SUNROOM

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



STUDY



FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

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



BEDROOM ONE

Additional Photograph



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)



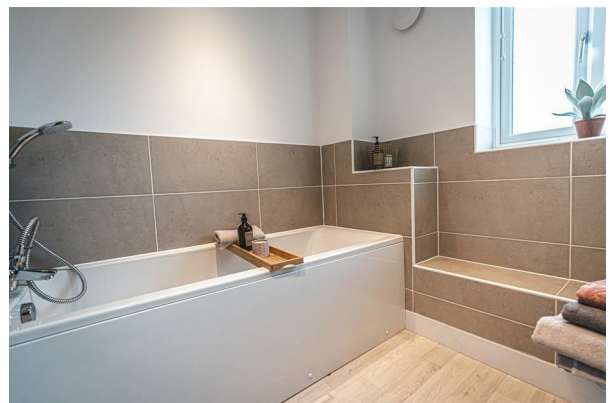
BATHROOM

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



BATHROOM

Additional Photograph



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

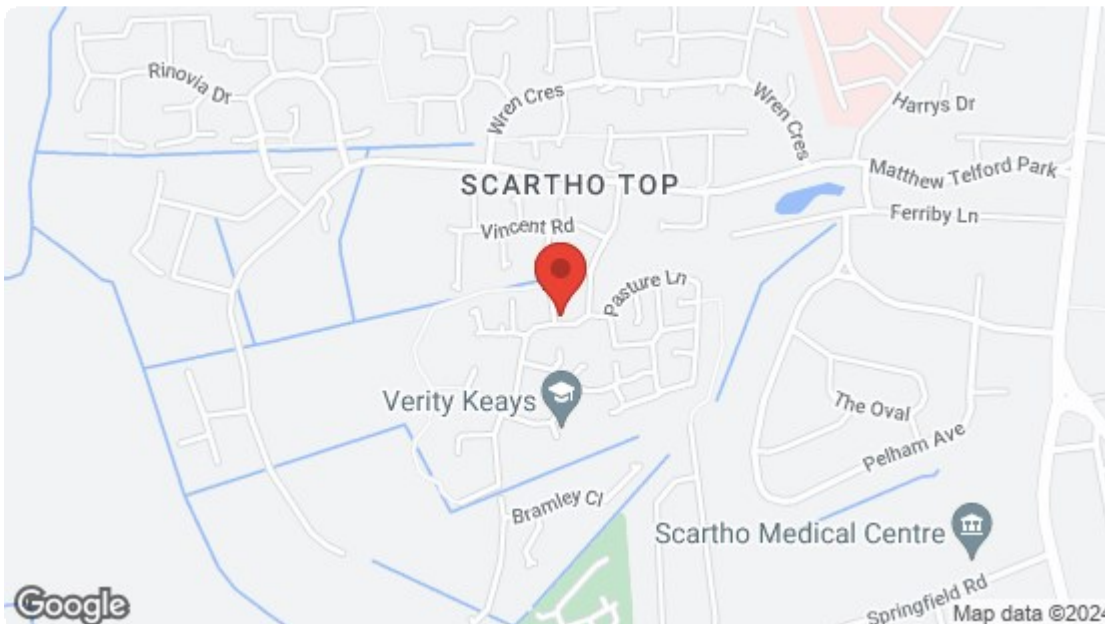
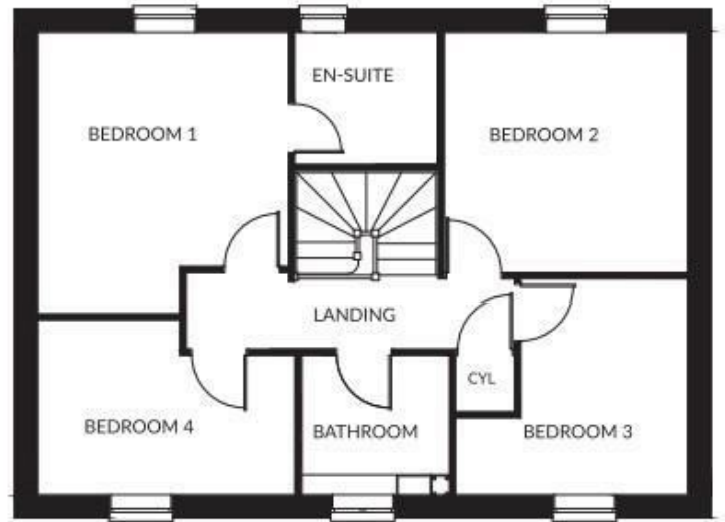
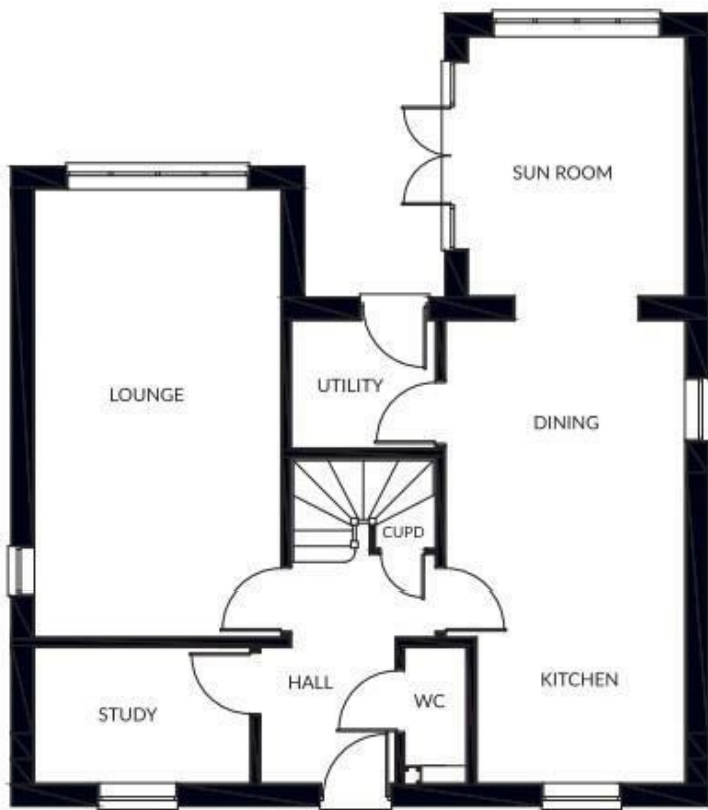
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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			
(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			
(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.