



Plot 141 12 Scaffell Way Scartho, Grimsby, North East Lincolnshire DN33 2EG

**** SALES OFFICE NOW OPEN - OFF SHAW DRIVE ****
Cyden Homes are delighted to offer this THREE BEDROOM SEMI DETACHED HOUSE with GARAGE in this highly sought after location KENSINGTON GREEN Development with a stunning specification throughout comprising of an kitchen Diner complete with a contemporary fitted kitchen, SPACIOUS lounge, ground floor cloakroom and entrance hallway with feature staircase finish the ground floor space. THREE good sized bedrooms, with bedroom one offering a large EN-SUITE. Separate family bathroom. Enclosed rear garden and single GARAGE. Anticipated completion Winter 24/25 EPC RATING B

£234,950

- ****SALES OFFICE NOW OPEN - OFF SHAW DRIVE****
- **KENSINGTON GREEN**
- **THREE BEDROOM SEMI DETACHED HOUSE**
- **KITCHEN DINER**
- **LOUNGE**
- **EN SUITE SHOWER ROOM**
- **FAMILY BATHROOM**
- **ENCLOSED GARDEN**
- **SINGLE GARAGE**
- **ANTICIPATED COMPLETION WINTER 24 /25**



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE

HALLWAY

CLOAKROOM

LOUNGE

16'4 x 10'9 (4.98m x 3.28m)



LOUNGE

Additional photo



KITCHEN DINER

17'6 x 10'0 (5.33m x 3.05m)



KITCHEN DINER

Additional photo



FIRST FLOOR

BEDROOM ONE

10'8 x 10'6 (3.25m x 3.20m)



EN SUITE SHOWER ROOM

6'6 x 4'4 (1.98m x 1.32m)



BEDROOM TWO

8'10 x 8'9 (2.69m x 2.67m)



BEDROOM THREE

8'4 x 9'5 (2.54m x 2.87m)



FAMILY BATHROOM

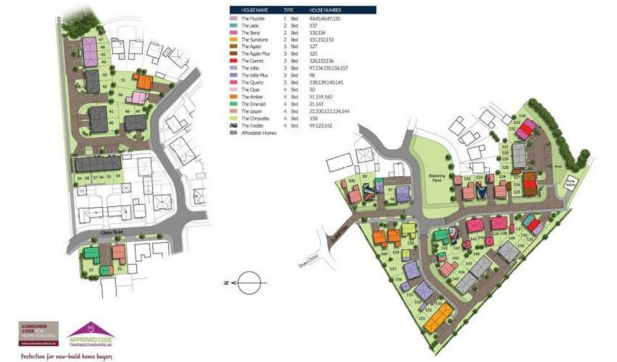
7'0 x 5'6 (2.13m x 1.68m)



OUTSIDE

GARDENS

SITE MAP



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.

COUNCIL TAX BAND

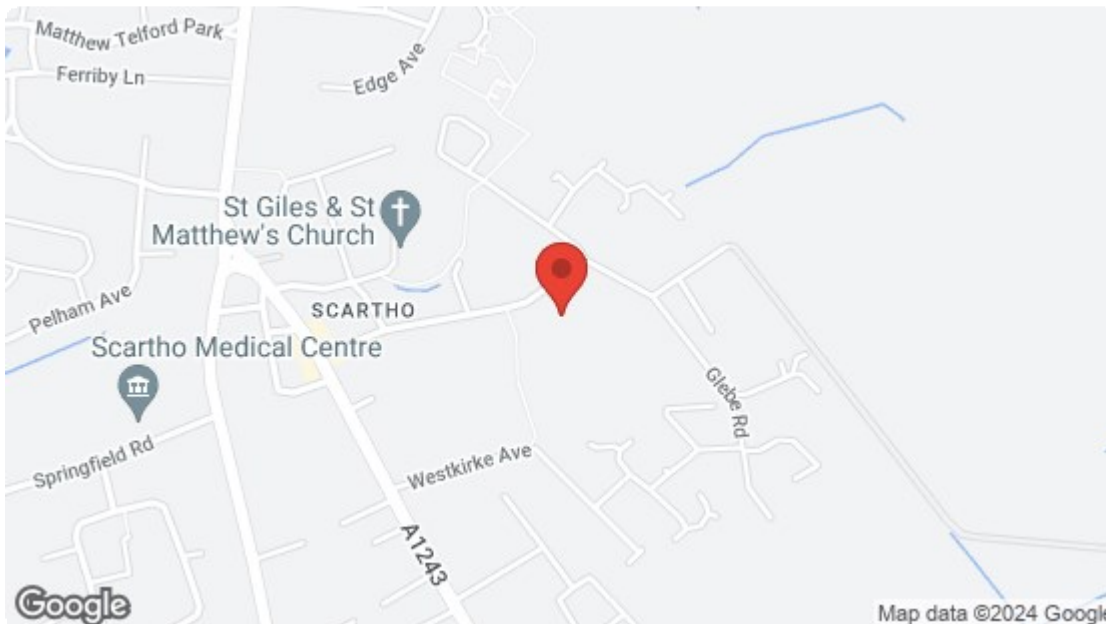
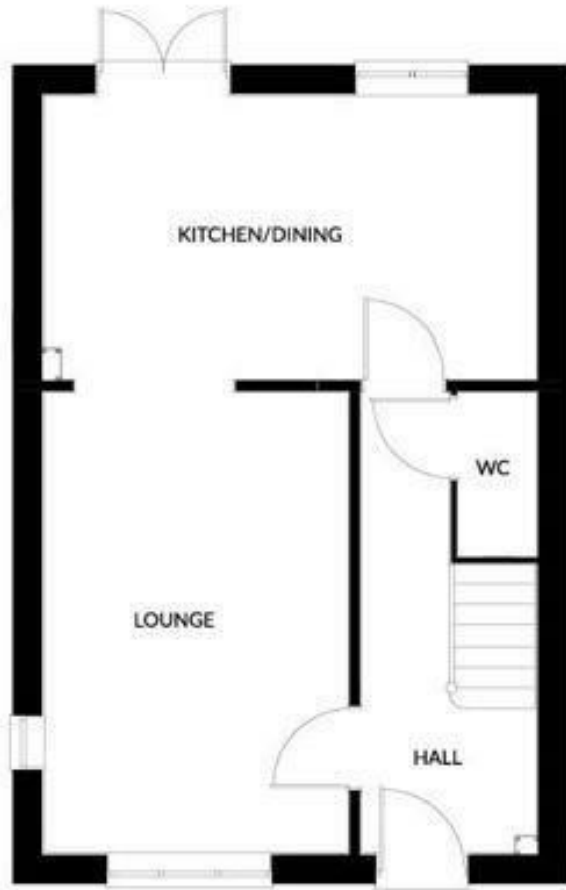
Council Tax Band NOT YET SET

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			
(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.