



## Plot 158, 6 Scafell Way, off Shaw Drive Grimsby, North East Lincolnshire DN33 2EG

### \*\* 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, utility room, a comfortable lounge, study, and the convenience of a cloakroom. Upstairs, discover four bedrooms, including a master with an en suite, and a family bathroom. Complete with a double garage and driveway providing ample 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 Winter 2024.

**£344,950**

- **\*\* LARGE FOUR BEDROOM DETACHED HOME \*\***
- DINING KITCHEN
- SUNROOM, LOUNGE, STUDY
- UTILITY ROOM, CLOAKROOM
- FOUR BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- ENCLOSED GARDEN
- DOUBLE GARAGE
- ANTICIPATED COMPLETION WINTER 24'



**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**

6'3" x 2'10" (1.92 x 0.87)

**DINING KITCHEN**

21'5" x 11'6" (6.53 x 3.51)



**DINING KITCHEN**

Additional Photograph





**DINING KITCHEN**

Additional Photograph



**DINING KITCHEN**

Additional Photograph



**DINING KITCHEN**

Additional Photograph



**UTILITY ROOM**

6'7" x 5'10" (2.03 x 1.80)

**SUNROOM**

11'10" x 10'0" (3.63 x 3.05)



**LOUNGE**

20'6" x 11'1" (6.25 x 3.39)



**STUDY**

10'0" x 6'3" (3.06 x 1.92)



**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'11" x 11'3" (3.96 x 3.45)



**BEDROOM ONE**

Additional Photograph





## BEDROOM ONE

Additional Photograph



## EN SUITE SHOWER ROOM

6'7" x 6'1" (2.01 x 1.87)



## BEDROOM TWO

11'8" x 11'1" (3.57 x 3.40)

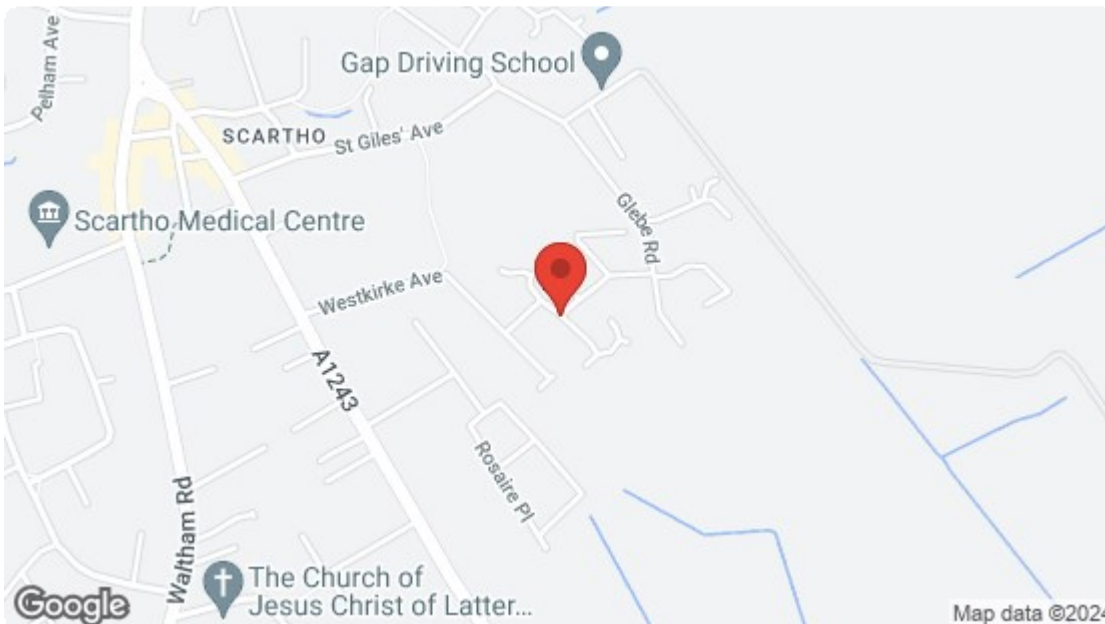
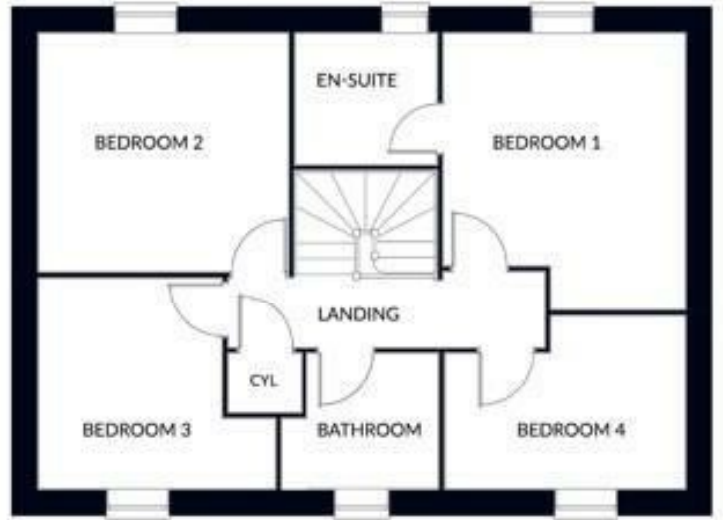
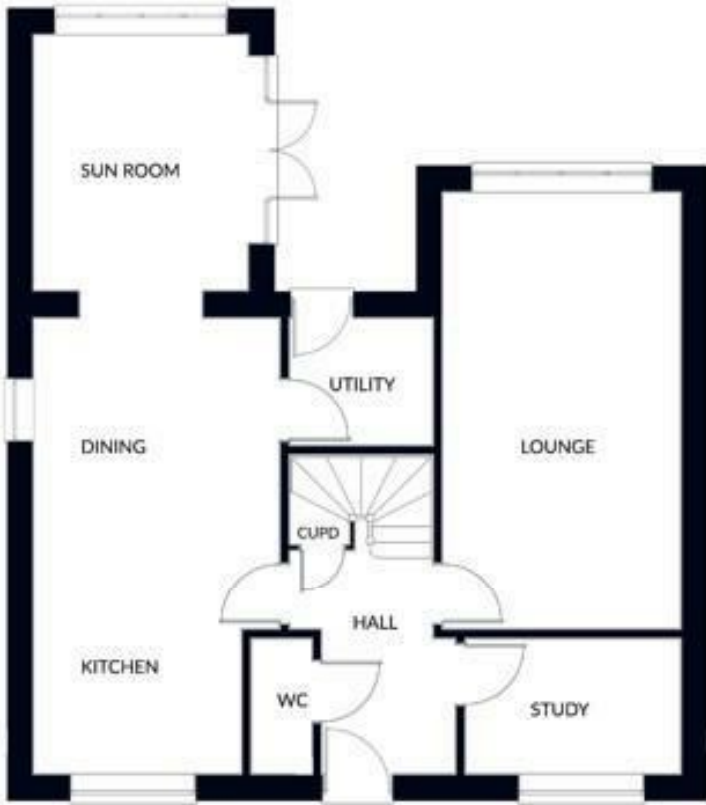


## BEDROOM THREE

11'1" x 9'11" (3.38 x 3.03)







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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.