



## Plot 100, 18 Rubens Close Scartho, Grimsby, 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 spring 2025.

**£309,950**

- LARGE FOUR BEDROOM DETACHED HOME
- OPEN - PLAN KITCHEN / DINING
- SPACIOUS LOUNGE
- SUN ROOM
- FOUR DOUBLE BEDROOM
- MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- REAR ENCLOSED GARDEN
- INTEGRAL GARAGE
- ESTIMATED COMPLETION spring 2025



### 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

#### ENTRANCE

#### HALL



#### CLOAKROOM/WC

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

#### DINING KITCHEN

27'0" x 10'0" (8.24 x 3.05)



#### DINING KITCHEN

Additional Photograph



**DINING KITCHEN**

Additional Photograph



**DINING AREA**

Additional Photograph



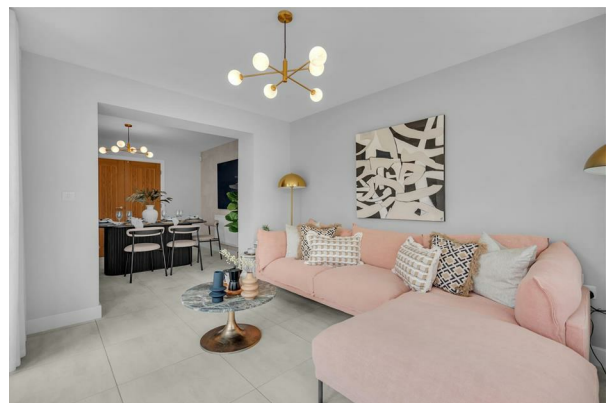
**DINING AREA**

Additional Photograph



**SUNROOM**

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



**LOUNGE**

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



**LOUNGE**

Additional Photograph



**LOUNGE**

Additional Photograph



**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

15'6" x 11'0" (4.73 x 3.36)



## BEDROOM ONE

Additional Photograph



## EN SUITE SHOWER ROOM

6'5" x 3'6" (1.97 x 1.07)



## EN SUITE SHOWER ROOM

Additional Photograph



## BEDROOM TWO

14'0" x 8'11" (4.29 x 2.73)



**BEDROOM TWO**

Additional Photograph



**BEDROOM THREE**

10'10" x 9'3" (3.32 x 2.84)



**BEDROOM THREE**

Additional Photograph



**BEDROOM FOUR**

10'10" x 9'3" (3.32 x 2.84)



## BEDROOM FOUR

Additional Photograph



## BATHROOM

7'9" x 5'6" (2.38 x 1.70)



## OUTSIDE

## GARDENS



## GARAGE

## SITE MAP

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - NOT YET SET

EPC -

## TENURE - FREEHOLD

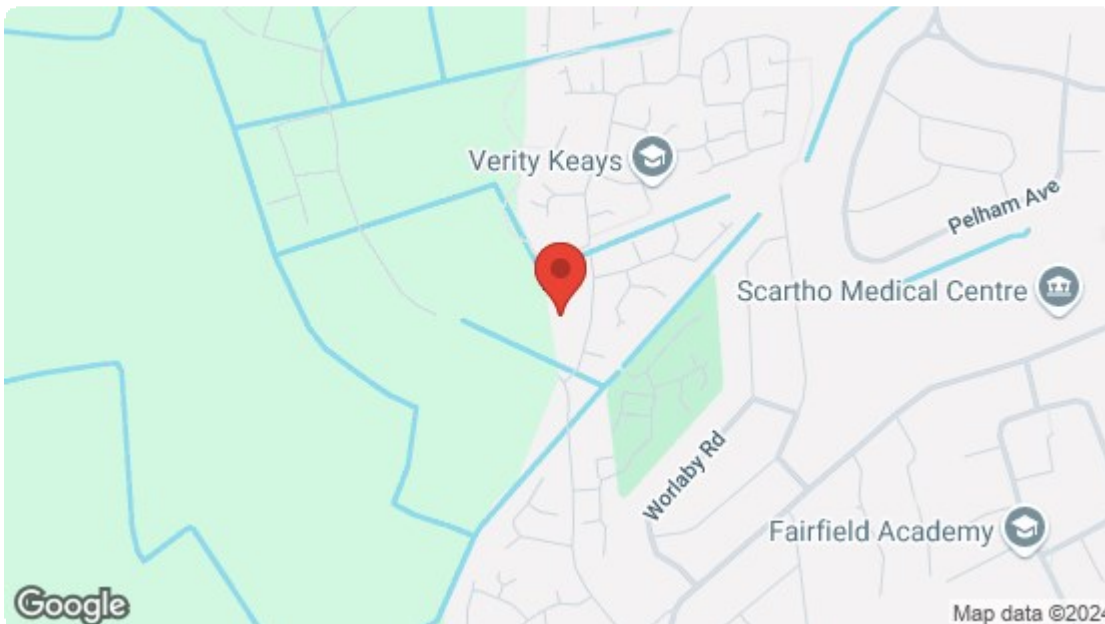
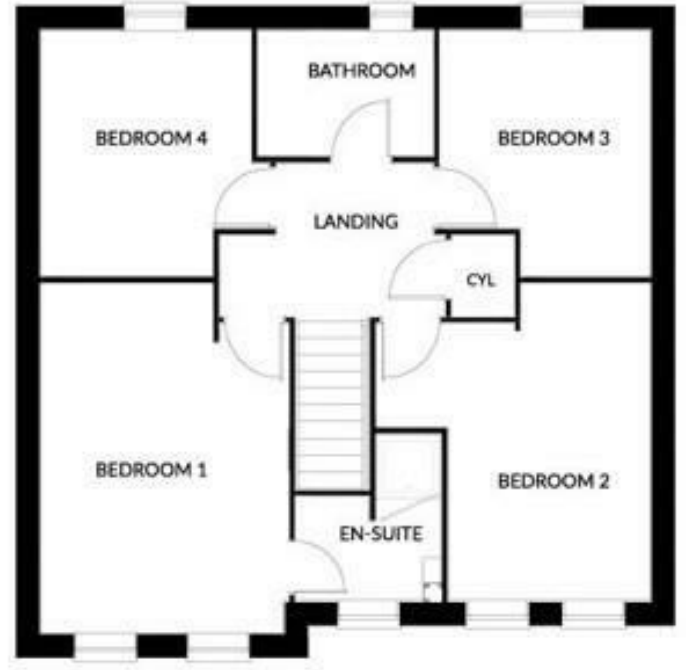
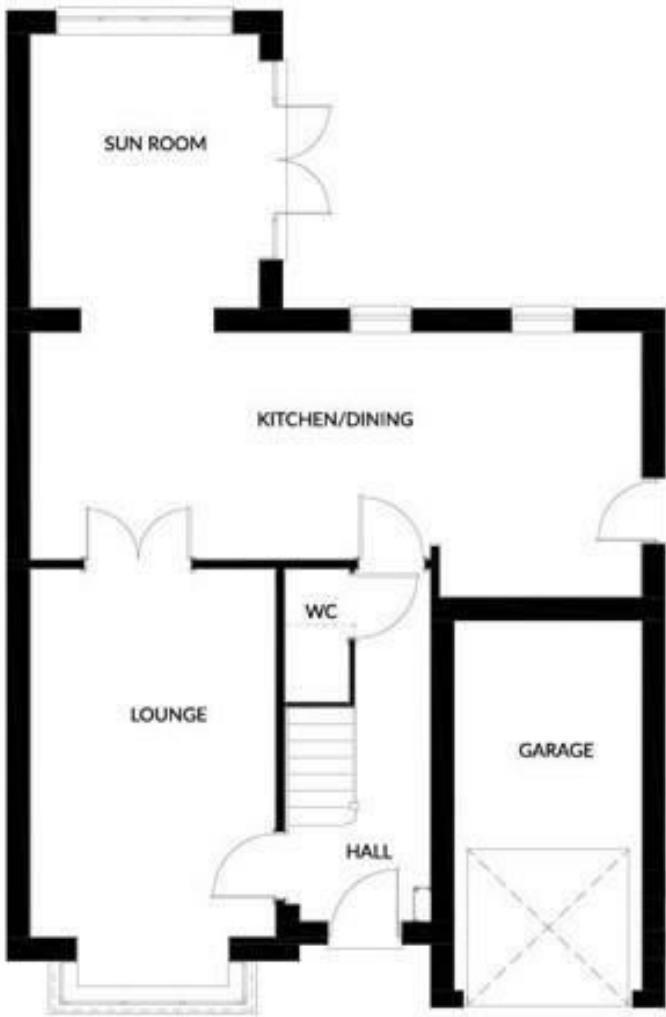
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## 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		
(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.