



T&C's apply Cannot be used in conjunction with any other offer

## Plot 98, 16 Rubens close Scartho Top, Grimsby, North East Lincolnshire DN33 3ST

\*\*\*NEW RELEASE\*\*\* Located on the popular Springfield Park Development which is under construction with CYDEN HOMES is this BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE. The Quartz design is constructed to their usual very high standard with an excellent specification throughout having accommodation includes: Entrance hall, cloaks/wc, good sized lounge with open access into the full width fitted dining kitchen plus three bedrooms one with en suite and a family bathroom to the first floor. Gas central heating system. Double glazing. Front garden with drive & Garage and an enclosed rear garden. 10 year building guarantee. Completion Winter 24/25

**Asking Price £227,950**

- POPULAR SPINGFIELD PARK DEVELOPMENT
- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- FITTED DINING KITCHEN
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- TWO FURTHER BEDROOM
- GROUND FLOOR CLOAKROOM/WC & FIRST FLOOR FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- SINGLE GARAGE
- COMPLETION WINTER 2024/2025



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE HALL

### CLOAKROOM/WC

### LOUNGE

16'4" x 10'9" (4.99m x 3.29m)



### LOUNGE - ADDITIONAL PHOTOGRAPH



### KITCHEN/DINING ROOM

17'6" x 10'0" (5.34m x 3.05m)



### KITCHEN/DINING ROOM - ADDITIONAL PHOTOGRAPH

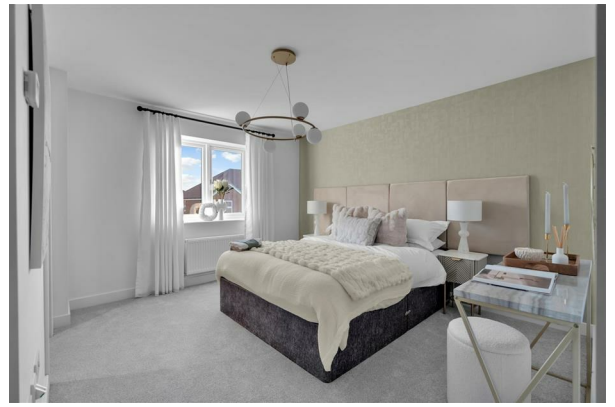


### FIRST FLOOR LANDING



**BEDROOM 1**

10'8" x 10'5" (3.26m x 3.20m)



**EN SUITE SHOWER ROOM**



**BEDROOM 2**

8'10" x 8'9" (2.71m x 2.67m)

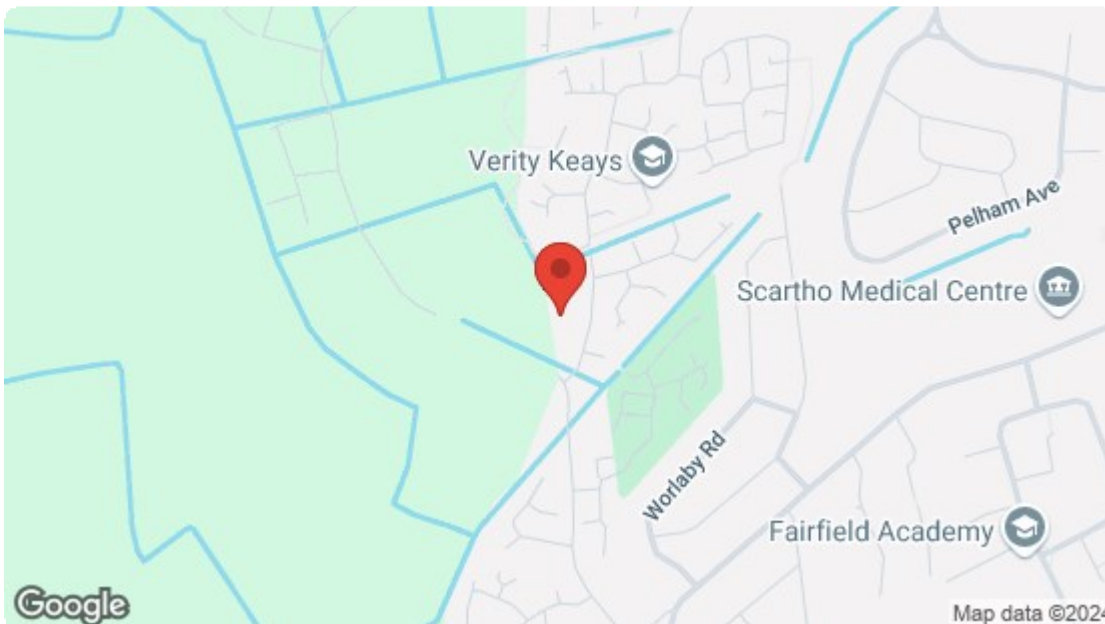
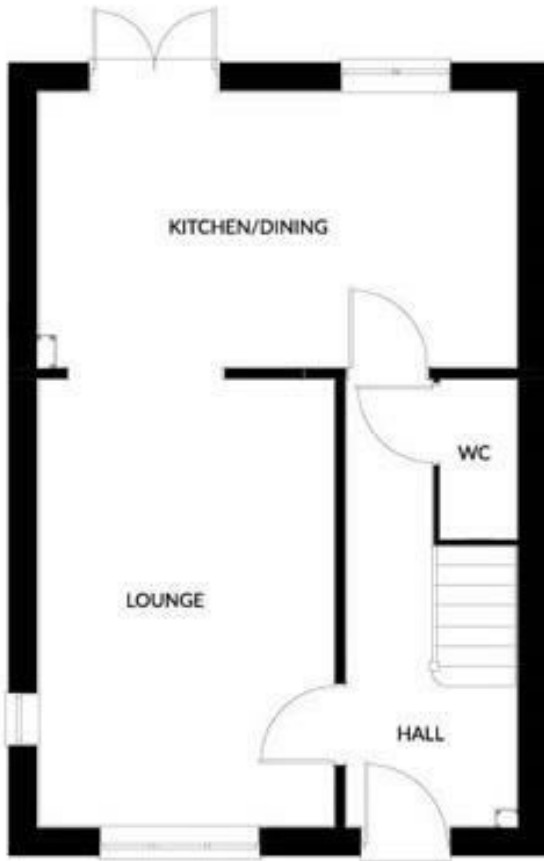


**BEDROOM 3**

8'4" x 9'5" (2.55m x 2.88)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.