



Plot 107, 23 Rubens Close, Springfield Park Scartho, Grimsby, North East Lincolnshire DN33 3ST

**** 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, 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 long 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 Summer 2025.

£319,950

- FOUR BEDROOM DETACHED
- SUNROOM/SECOND LOUNGE
- HIGH SPECIFICATION
- INTEGRATED APPLIANCES
- FLOOR TILING TO KITCHEN & CLOAKROOM
- GREAT LOCATION
- GOOD SCHOOLS
- DOUBLE GARAGE DRIVEWAY
- ANTICIPATED COMPLETION SUMMER 25



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

CLOAKS/W.C.

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

KITCHEN DINER

20'6" x 9'4" (6.25 x 2.85)



KITCHEN



DINING

UTILITY ROOM

6'8" x 5'3" (2.04 x 1.61)

SUNROOM

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

LOUNGE

20'6" x 11'5" (6.25 x 3.50)



LOUNGE

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

11'8" x 10'2" (3.56 x 3.12)



EN SUITE

6'7" x 5'5" (2.02 x 1.67)



BEDROOM TWO

10'11" x 10'5" (3.35 x 3.20)



BEDROOM THREE

9'8" x 7'6" (2.95 x 2.30)

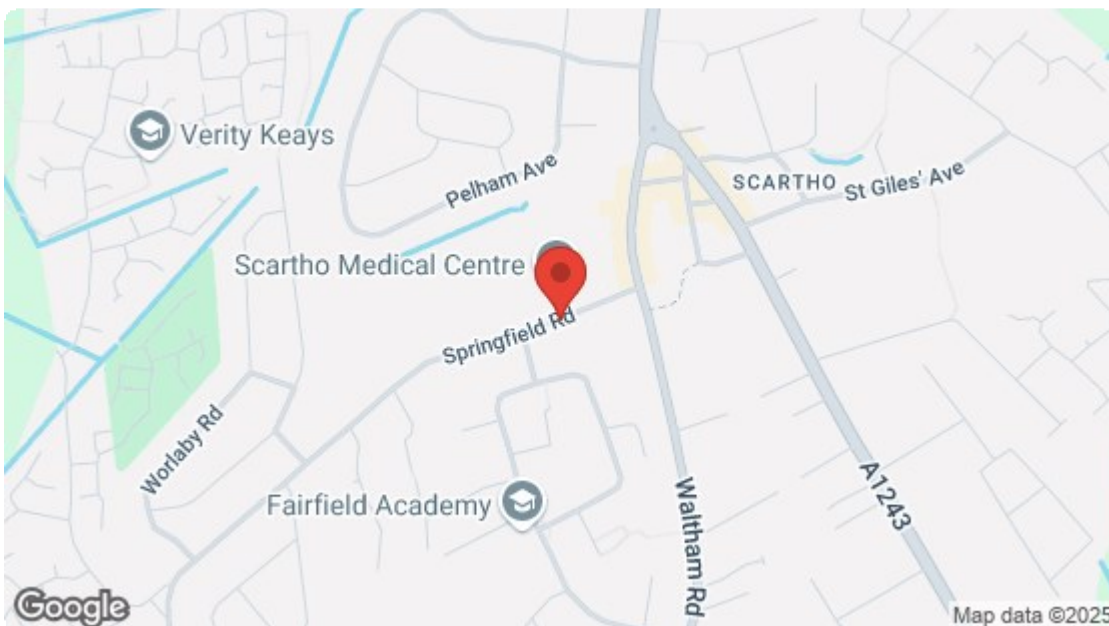
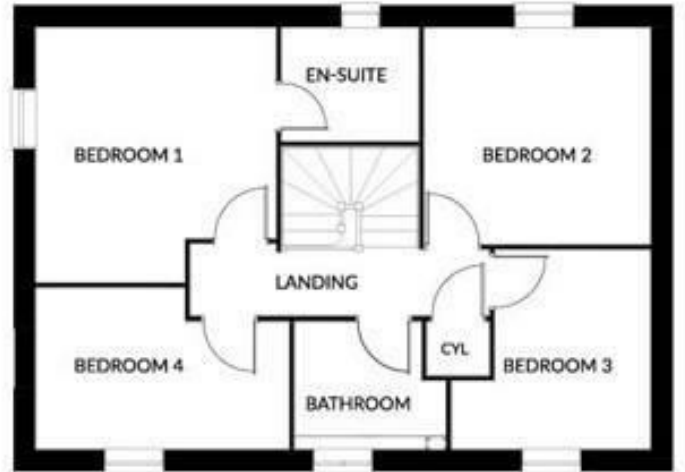
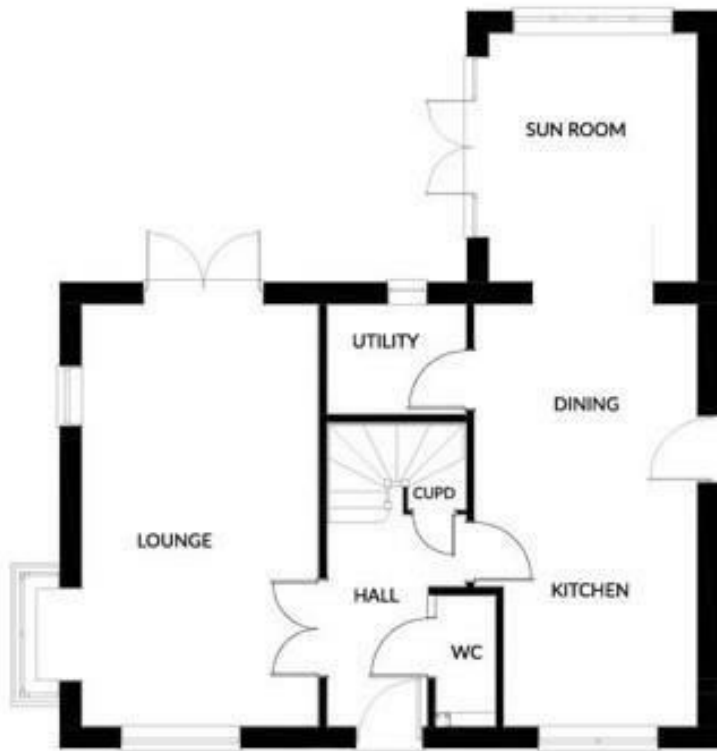


VIEWING ARRANGEMENTS

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	
		85	85

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.