



Plot 115, Grimsby, Scartho Top DN33 3AY

**** NEW RELEASE**** Cyden Homes are delighted to present this attractive FOUR BEDROOM DETACHED family home, located on the popular Scartho Development of Springfield Park. Finished to a high specification throughout comprising of a spacious versatile open plan living area to include; kitchen, dining area and snug, separate lounge, utility, cloakroom and study. FOUR spacious bedrooms with a good sized EN-SUITE, three further bedrooms, family bathroom. This JASPER now offers an AIR SOURCE HEAT PUMP, spacious garden and a single brick garage, 10-year new home warranty and double-glazed windows. ANTICIPATED completion AUTUMN 2025. ****Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only. Images of the similar house style/plots will vary in terms of materials/colour scheme.**

£334,950

- **** NEW DESIGN FOR 2025 ****
- **THE JASPER 2025 NOW WITH AIR SOURCE HEAT PUMP !**
- **BRITISH MADE KITCHEN BY OMEGA-SHERATON**
- **CONTEMPOARY KITCHEN/DINING ROOM**
- **FAMILY BATHROOM AND EN SUITE**
- **SNUG AREA**
- **UTILITY ROOM**
- **STUDY**
- **BRICK GARAGE**
- **ESTIMATED BUILD COMPLETION AUTUMN 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

HALLWAY

LOUNGE

18'4" x 11'1" (5.60 x 3.38)



LOUNGE



DINING/SNUG

25'6" x 8'11" (7.78 x 2.74)

KITCHEN

11'11" x 10'0" (3.64 x 3.06)



KITCHEN



KITCHEN



UTILITY

6'4" x 6'1" (1.95 x 1.86)

STUDY

9'4" x 6'4" (2.87 x 1.95)



BEDROOM ONE

14'3" x 11'3" (4.36 x 3.45)



EN-SUITE

7'4" x 6'3" (2.25 x 1.92)



BEDROOM TWO

13'4" x 10'4" (4.07 x 3.15)



BEDROOM THREE

10'10" x 9'1" (3.32 x 2.79)



BEDROOM FOUR

11'10" x 8'11" (3.61 x 2.74)



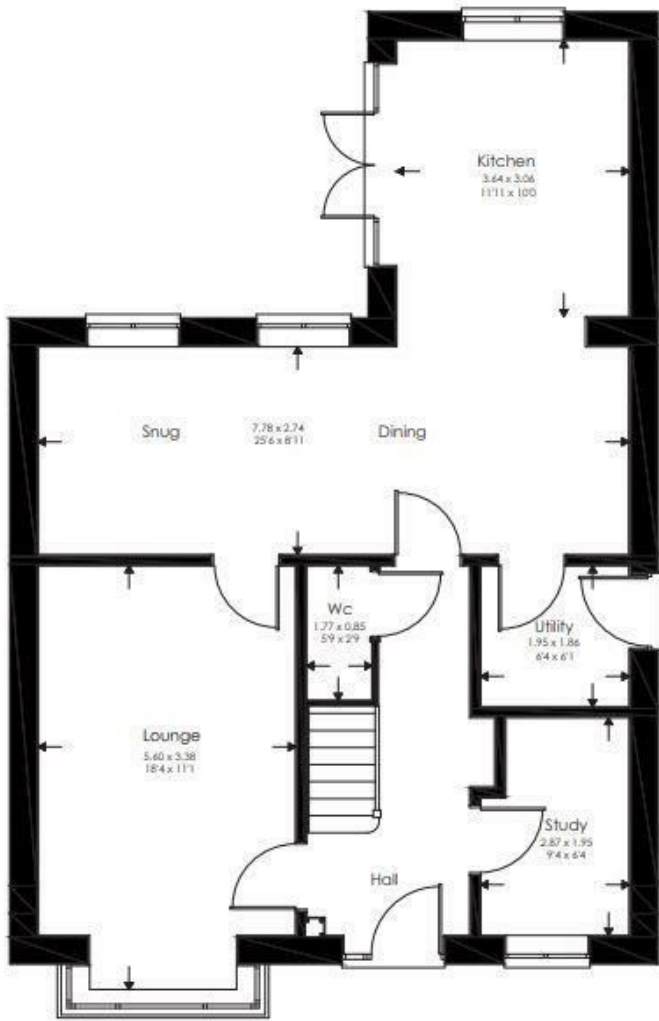
FAMILY BATHROOM



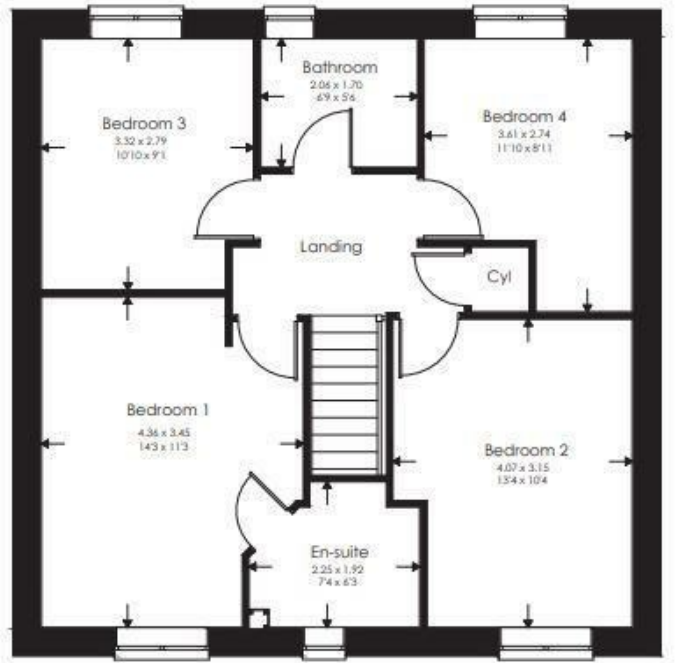
GARDEN



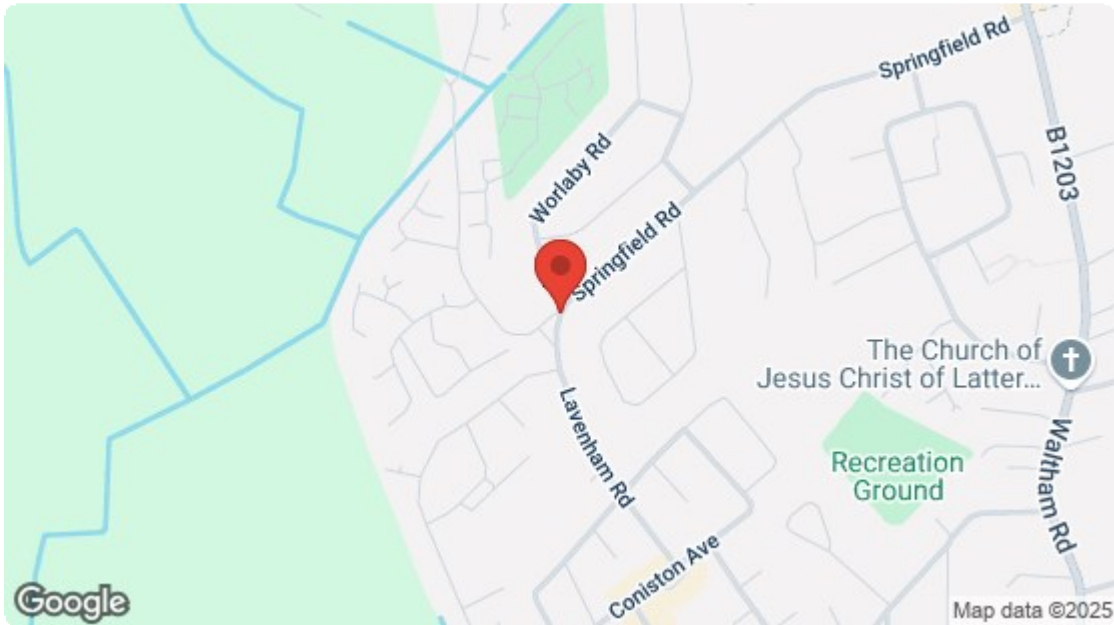
OUTSIDE
GARAGE



GROUND FLOOR



FIRST FLOOR



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 firms 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.