



Plot 10, Lincoln, Eastfield, Scarborough, YO11 3EX

Asking Price £275,000

- Open plan Kitchen, Living and Dining Room
- Private driveway for 2 cars
- Two double bedrooms
- Freehold
- French doors leading onto the garden from the living room
- 10 year NHBC warranty
- Ensuite Shower room
- Family Bathroom
- Fully fitted kitchen with integrated appliances
- Exclusively for over 55's

LINCOLN 2 Bedroom Bungalow

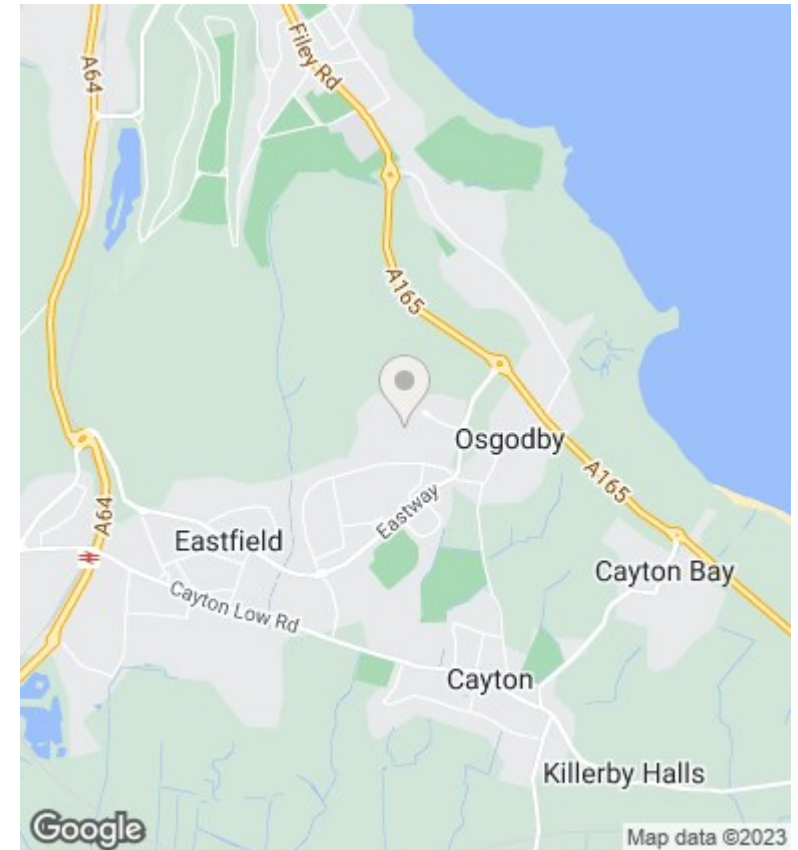


Kitchen/Lounge/Dining	4600mm x 7790mm	15' 1" x 25' 7"
Bedroom 1	3970mm x 3500mm	13' 0" x 11' 6"
Bedroom 2	4410mm x 3040mm*	14' 6" x 10' 0"
Bathroom	1680 x 3040mm	5' 6" x 10' 0"
En-suite Shower	2100mm x 2450mm	6' 11" x 8' 0"

* 85.2 sqm 917 sqFt

* Represents maximum dimensions taken. Dimensions stated are within 20mm. Do not be used as a basis for fittings, furniture or appliance spaces etc. Dimensions for such purposes must be set for against actual site measurements. Please note the ending of 0s may vary from the floor plan shown. Please check individual plot details with our sales team. Allovers - does not include dimensions in accordance to Planning Conditions, October 2022.

LATER
LIVING
by LOVELL



Directions

Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

Council Tax Band

New Build

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	