



Plot 14, The Lotus The Boulevard, Eastfield, Scarborough, YO11

£395,000

- Open plan Kitchen, Living and Dining Room
- Exclusively for over 55's
- Two double bedrooms and one single bedroom
- 2 year emergency cover
- 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 and separate Utility Room
- Private driveway and garage

LOTUS 3 Bedroom Bungalow

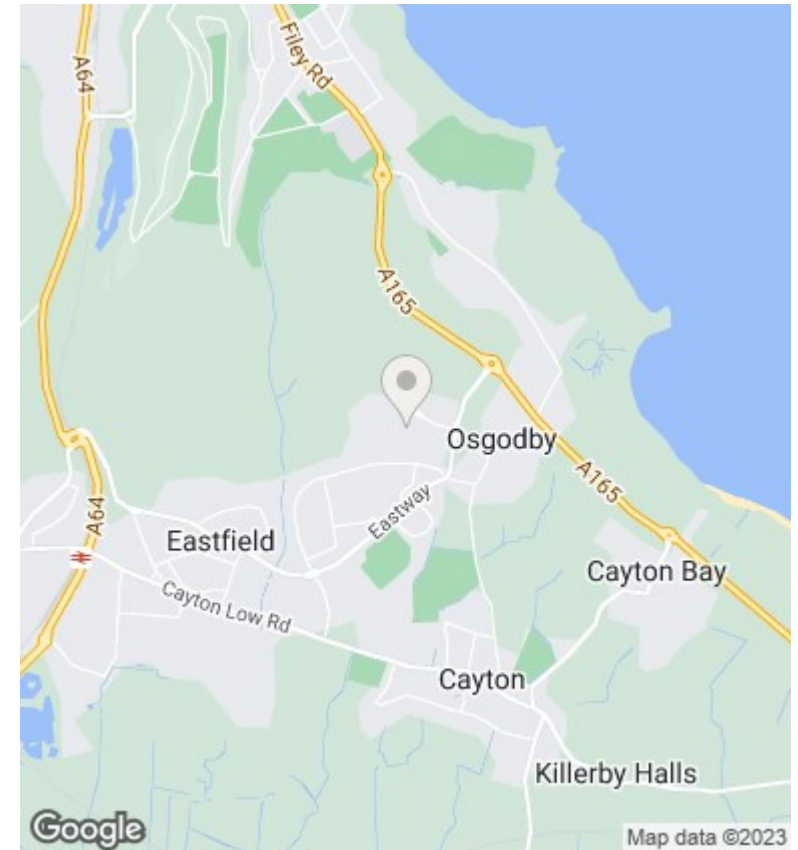


Kitchen/Dining	3500mm x 5140mm	11' 5" x 16' 9"	Bedroom 3	2510mm x 3460mm*	8' 2" x 11' 4"*
Lounge	3660mm x 5200mm	12' 0" x 17' 1"	Bathroom	2000mm x 2150mm	6' 6" x 7' 1"
Bedroom 1	4850mm x 4060mm*	15' 9" x 13' 3"*	En-suite Shower	2450mm x 2000mm	8' 0" x 6' 6"
Bedroom 2	3800mm x 3550mm*	12' 5" x 11' 6"*			

* 100.6 sqm 1083 sqFt

* Represents maximum dimensions taken. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handling of plots may vary from the floor plans shown. Please check individual plot details with our sales team. April 2023.

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	