



STEVENS PROPERTY
MANAGEMENT



Watson Drive, Scartho top, Grimsby

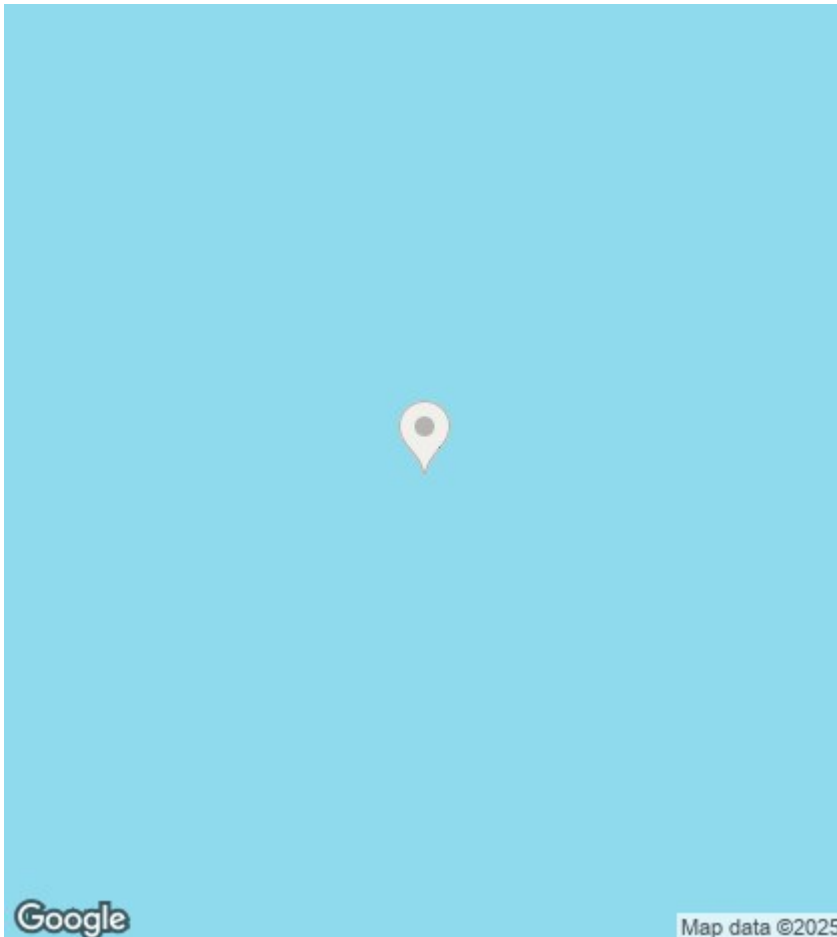
RENT £1,695 PCM DEPOSIT £1,955

COUNCIL TAX BAND New Build EPC 0

- Executive detached 4 bedroom house
- High internal specification
- Open Plan Kitchen/Diner
- Air source heat pump
- Private location of 5 exclusive properties
- Integral Garage and enclosed rear garden
- FFTP, Mains Drainage
- EV charging point

13 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 605 721

enquiries@stevenspropertymanagement.co.uk
www.stevenspropertymanagement.co.uk



Nestled in the new budding residential development of Watson Drive, Scartho Top, Grimsby, this executive detached four-bedroom house offers a unique opportunity for those seeking a refined living experience. Situated within a private cul-de-sac, this residence is part of an exclusive block paved cul de sac comprising only five properties. Council Tax band and EPC TBC.

The house boasts a higher-end internal specification, reflecting quality and attention to detail throughout. Each room is designed to provide both comfort and style, making it an ideal home for families or professionals alike.



Bedroom 1	4.03m x 3.90m	13'2" x 12'9"
Bedroom 2	3.70m x 3.58m	12'1" x 11'9"
Bedroom 3	3.65m x 3.15m	11'11" x 10'4"
Bedroom 4	3.80m x 3.12m	12'5" x 10'3"

General information:

Holding Fee - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

More Property Information - If you would like any further specific information relating to this property please do not hesitate to email directly.

Pets Clause - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

Tenancy Length - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

Tenant Protection - Tenant protection
Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

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	