JoyWalker

ESTATE AGENTS

Plot 52, 49 Bowfell Gardens

Scartho, North East Lincolnshire DN33 2EG

5% GIFTED DEPOSIT INCLUDED!Situated on the very popular The Kensington Green Development on the outskirts of the village of Scartho is this beautiful FOUR BEDROOM DETACHED FAMILY home offers a superb layout and stunning specification throughout under construction by CYDEN HOMES LIMITED. The Opal ground floor design comprises of a spacious open-plan kitchen-dining room, fitted kitchen and branded appliances. Also to the ground floor is a generous lounge with oak double doors and cloakroom. At the rear of the property this property is a second lounge/sunroom, ideal for a growing family. Upstairs are four good sized bedrooms, with bedroom one offering fitted wardrobes and en-suite. Three further bedrooms with a contemporary family bathroom. This home benefits from an enclosed rear garden, block paved driveway leading to a single integral garage.

- NEW RELEASE
- STUNNING LOCATION
- SOLAR PV PANELS
- FLOOR TILES TO KITCHEN & CLOAKROOM
- WARDROBES TO BEDROOM ONE
- FOUR BEDROOMS
- EN-SUITE & FAMILY BATHROOM

£299,950

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www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

PHOTOGRAPHS
All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION
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ENTRANCE HALL

CLOAKROOM/WC
8'2" x 3'5" (2.50 x 1.05)

LIVING ROOM
16'9" x 10'9" (5.13 x 3.29)

DINING KITCHEN
24'0" x 9'3" (7.33 x 2.83)

DINING KITCHEN

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

FIRST FLOOR LANDING

MASTER BEDROOM
13'7" x 11'9" (4.15 x 3.60)

ENSUITE
7'4" x 5'8" (2.25 x 1.73)

BEDROOM 2
11'11" x 9'8" (3.64 x 2.97)

BEDROOM 3
9'6" x 8'2" (2.90 x 2.50)

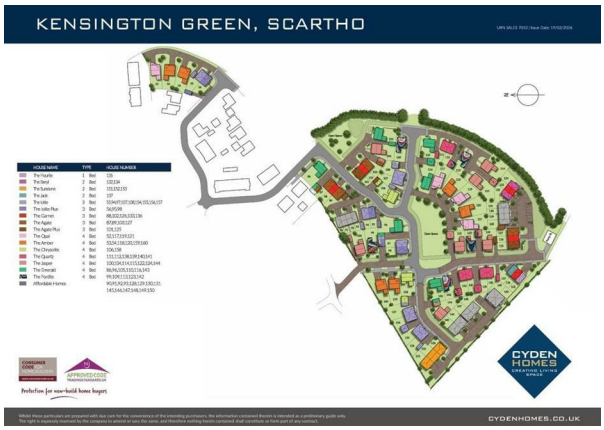
BEDROOM 4
9'6" x 8'4" (2.90 x 2.55)

FAMILY BATHROOM
6'10" x 5'6" (2.10 x 1.70)

OUTSIDE

INTEGRAL GARAGE
16'4" x 8'5" (4.98 x 2.58)

SITE PLAN

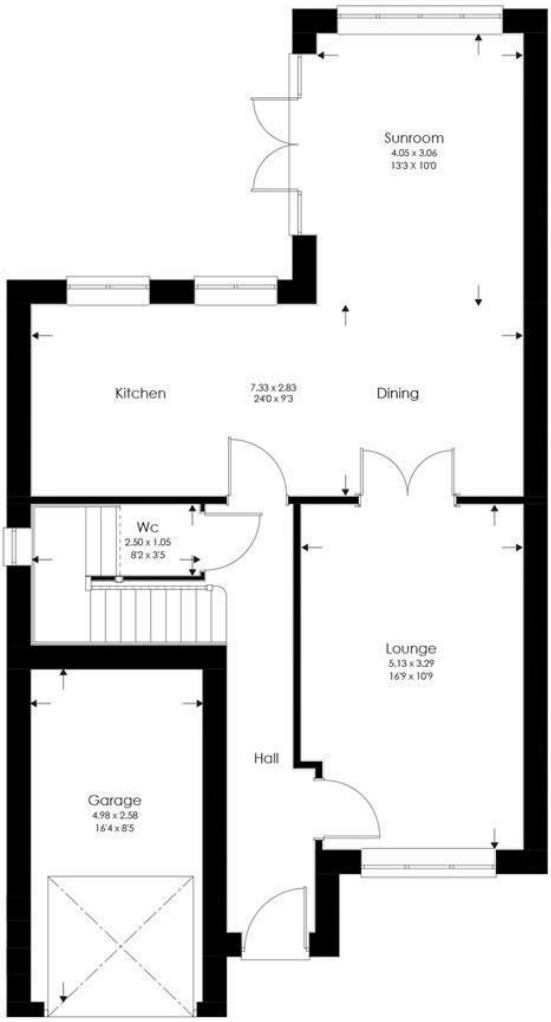


VIEWING ARRANGEMENTS
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

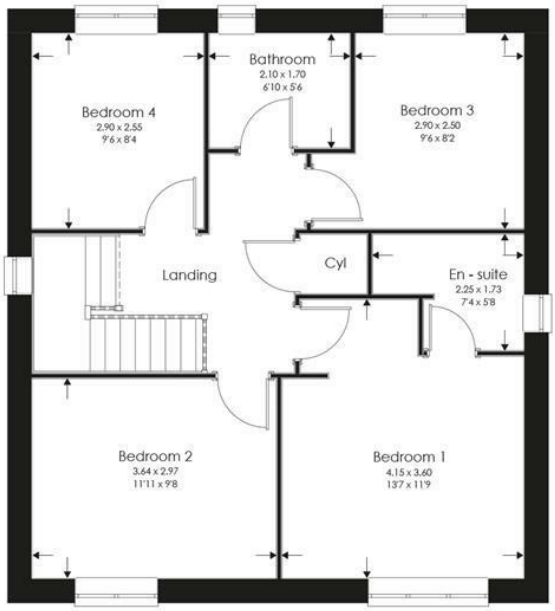
OPENING TIMES
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

TENURE - FREEHOLD

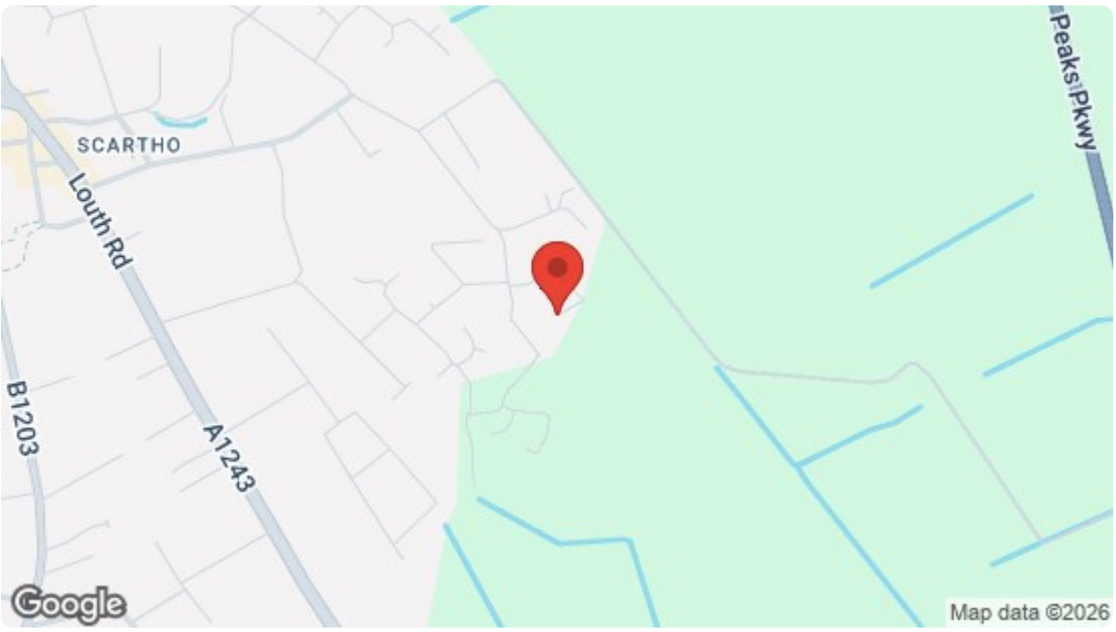
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

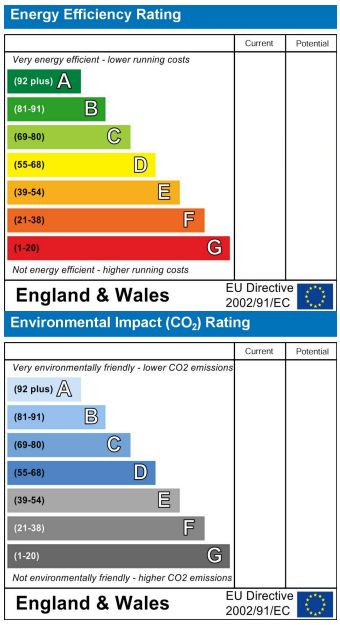


GROUND FLOOR



FIRST FLOOR





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.