



## Plot 209, 38 Pippin Lane Scartho, North East Lincolnshire DN33 2HL

Located on the popular Springfield Park Development which is under construction with CYDEN HOMES is this BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE. The Iolite design is constructed to their usual very high standard with an excellent specification throughout having accommodation includes: Entrance hall, cloaks/wc, good sized lounge with open access into the full width fitted dining kitchen plus three bedrooms one with en suite and a family bathroom to the first floor. Air source heat pump. Double glazing. Drive and Garage plus an enclosed rear garden. 10 year building guarantee.

**£227,500**

- NEW PRICE
- FLOORING TO KITCHEN AND CLOAKROOM INCLUDED !
- CARPETS INCLUDED!
- TURF INCLUDED!
- DOUBLE GLAZING
- REAR GARDENS
- AIR SOURCE HEAT PUMP



## 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.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate and taken from the builder's plan.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKS/WC

5'9" x 2'9" (1.77 x 0.85)

### LOUNGE

18'1" x 10'9" (5.53 x 3.28)



### KITCHEN/DINING ROOM

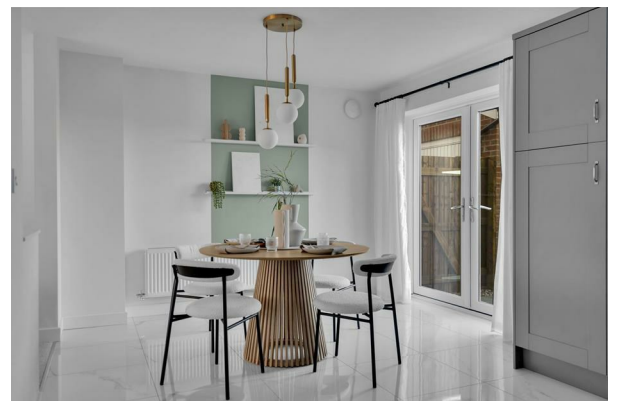
17'7" x 11'3" (5.36 x 3.45)

Having open access from the lounge



### KITCHEN/DINING ROOM

Additional photo

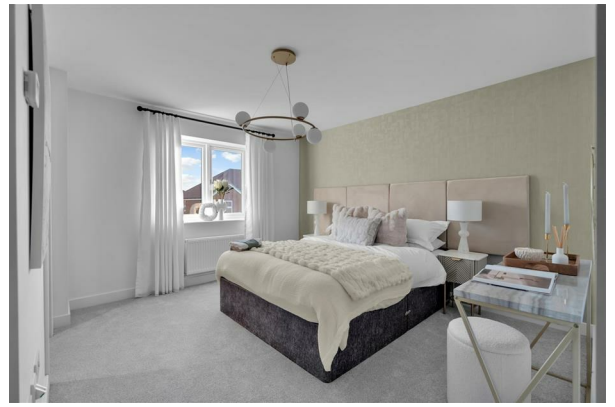


## FIRST FLOOR

## LANDING

**BEDROOM ONE**

11'10" x 10'9" (3.63 x 3.29)



**BEDROOM ONE**

**EN SUITE SHOWER ROOM**

7'4" x 6'5" (2.24 x 1.98)



**BEDROOM TWO**

11'1" x 9'9" (3.38 x 2.98)



**BEDROOM THREE**

10'9" x 8'3" (3.29 x 2.54)



## **BATHROOM**

7'7" x 5'6" (2.33 x 1.70)



## **OUTSIDE**

### **FRONT AND REAR GARDENS**

With off road parking

## **GARAGE**

## **SITE PLAN**

### **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.

### **CYDEN HOMES FREEHOLD MANAGEMENT**

We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

### **COUNCIL TAX BAND**

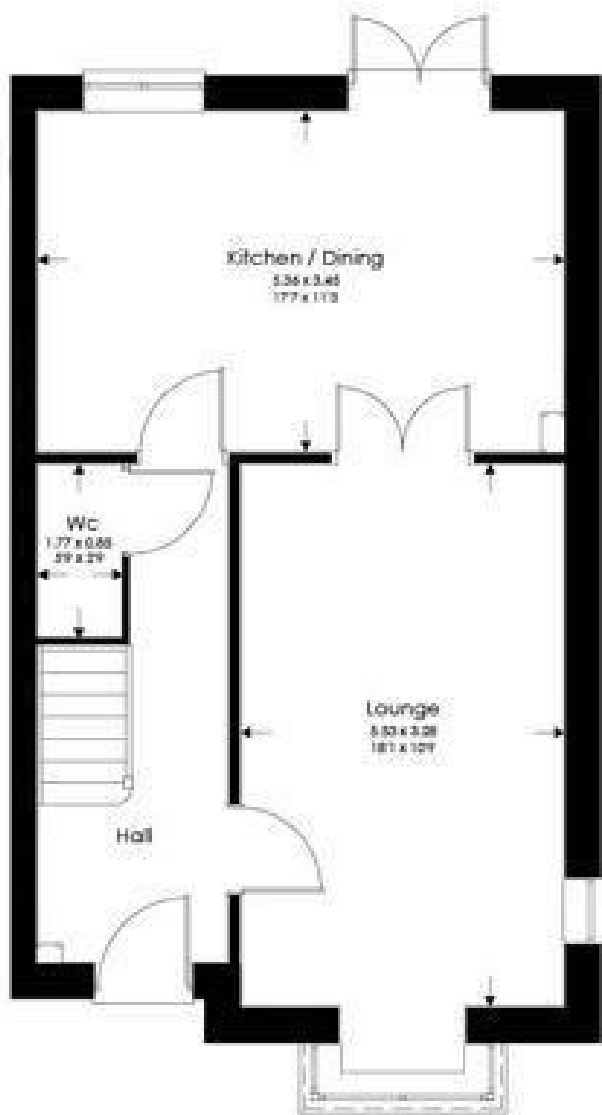
Council Tax Band not yet assessed.

### **VIEWING ARRANGEMENTS**

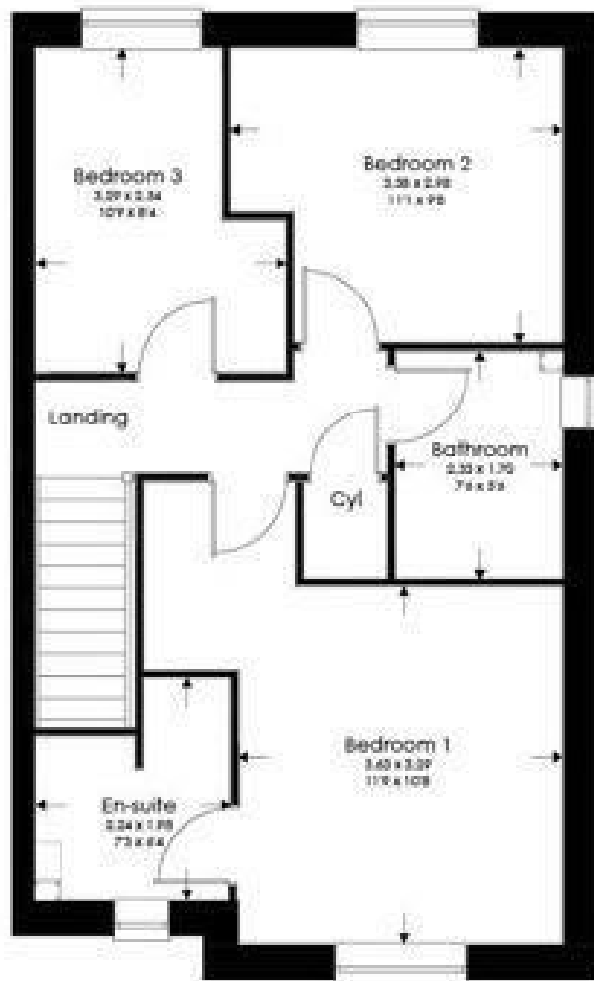
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### **OPENING TIMES**

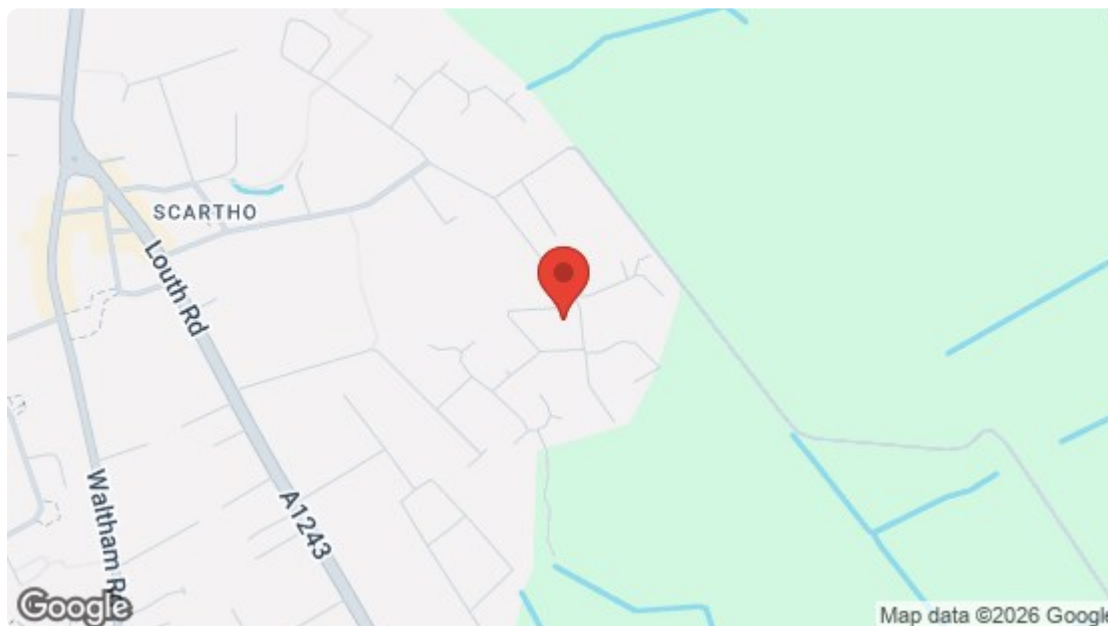
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's 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.