JoWalker

ESTATE AGENTS

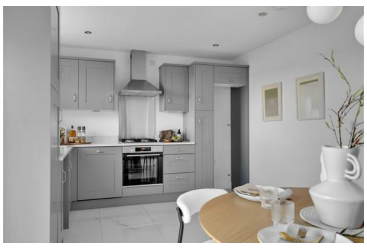
Plot 198,27 Pippin Lane

Scartho, North East Lincolnshire DN33 2HL

** 5% GIFTED DEPOSIT INCLUDED !! ** Located on the popular Springfield Park Development which is under construction with CYDEN HOMES is this BRAND NEW THREE BEDROOM END LINK TERRACE 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 plus an enclosed rear garden. 10 year building guarantee.

£222,500

- 5% GIFTED DEPOSIT INCLUDED!
- UPGRADED BATHROOM INCLUDED!
- FLOOR TILING TO KITCHEN & DINING ROOM INCLUDED!
- FLOOR TILING TO HALLWAY & CLOAKROOM INCLUDED!
- THREE BEDROOM END-LINK WITH PARKING SPACE
- SPACIOUS LOUNGE
- EN-SUITE & FAMILY BATHROOM
- AIR SOURCE HEAT PUMP



58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

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

GROUND FLOOR
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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)

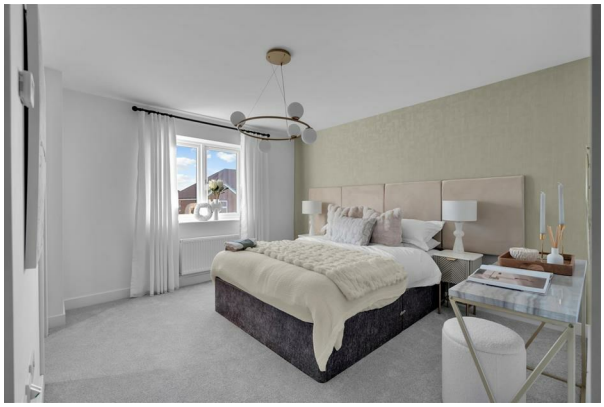
KITCHEN/DINING ROOM
17'7" x 11'3" (5.36 x 3.45)
Having open access from the lounge

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

SITE PLAN

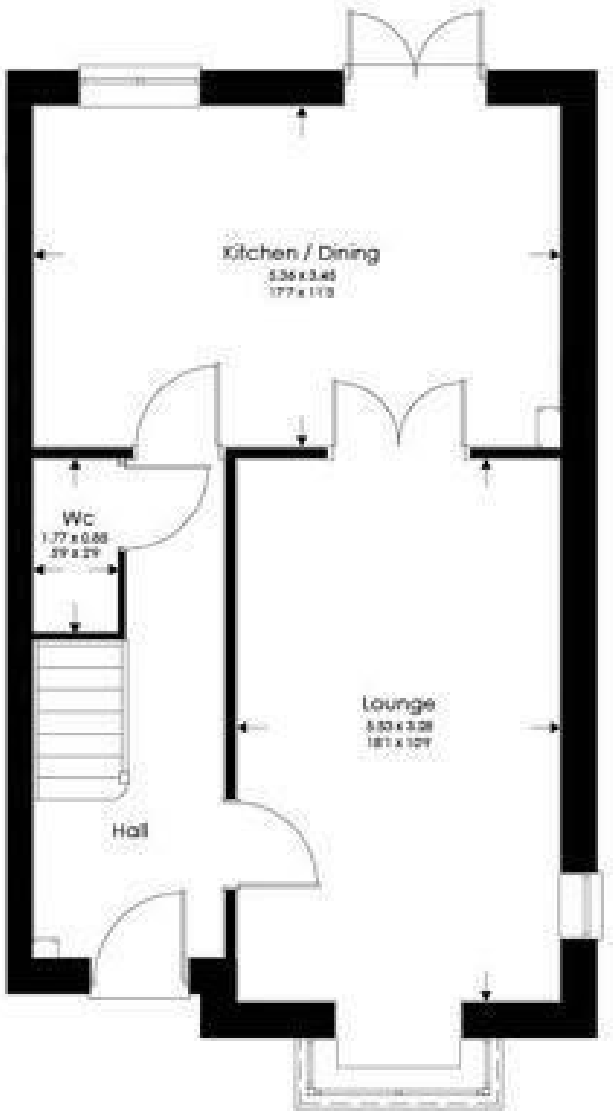
TENURE - FREEHOLD
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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.

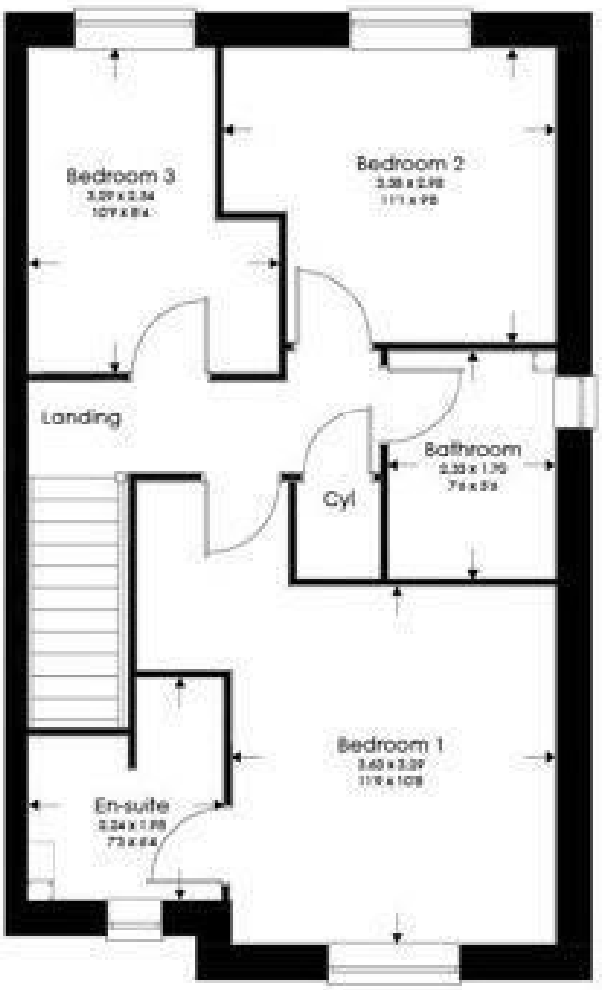
COUNCIL TAX BAND
Council Tax Band not yet assessed.

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

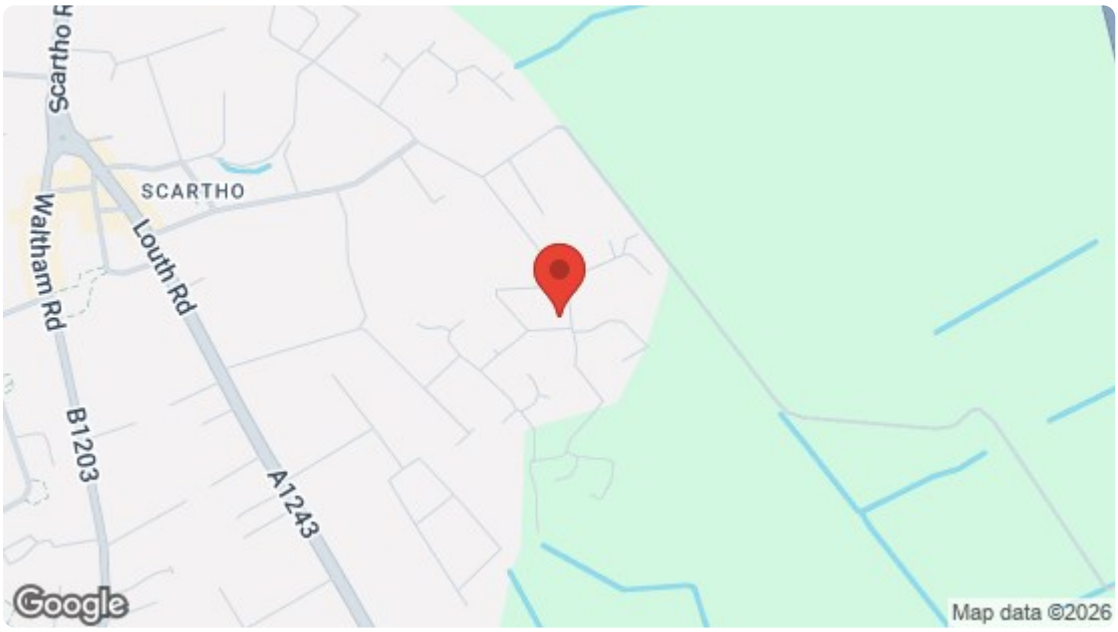
OPENING TIMES
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

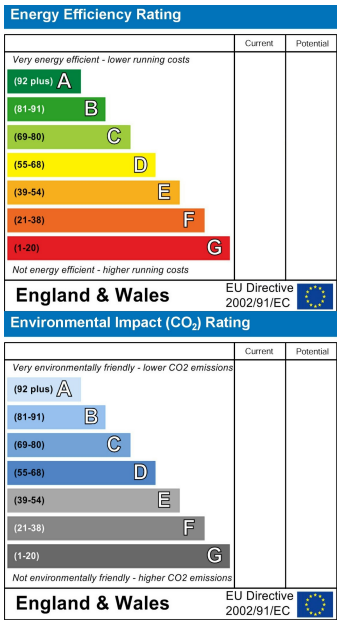


GROUND FLOOR



FIRST FLOOR





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.