



## Plot 234, 71 Pearmain Gardens Scartho Top, North East Lincolnshire DN33 2EG

**\*\*5% GIFTED DEPOSIT INCLUDED!\*\*** This stunning **FOUR BEDROOM HOME** offers a superb layout and stunning specification throughout situated on the popular Scartho Top development and under construction by CYDEN HOMES. Enter through the bright hallway and you are instantly greeted by a large open hallway, cloakroom/wc, open plan kitchen. Separate utility room offering a choice of laminate worktops. Also to the ground floor is a generous lounge. Upstairs offers four good sized bedrooms, with bedroom one having a spacious en-suite, and family bathroom. This home benefits from a **DOUBLE GARAGE** and enclosed rear garden.

**£324,950**

- 5% (£16,247) GIFTED DEPOSIT INCLUDED!
- GREAT LOCATION
- OPEN-PLAN KITCHEN/DINING
- BRITISH-MADE KITCHEN BY OMEGA!
- KITCHEN APPLIANCES BY NEFF!
- BATHROOMS WITH VANITY UNITS, DOWNLIGHTERS AND TOWEL RADIATORS
- SUNROOM/SECOND LOUNGE
- UTILITY ROOM
- ENCLOSED SOUTH-FACING REAR GARDEN
- BRICK GARAGE & BLOCKPAVED DRIVEWAY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

#### CLOAKS/W.C.

6'6" x 2'10" (1.99 x 0.87)

#### KITCHEN DINER

20'8" x 10'9" (6.32 x 3.29)



#### KITCHEN



#### DINING

#### UTILITY ROOM

6'8" x 5'3" (2.04 x 1.61)

#### SUNROOM

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

#### LOUNGE

20'8" x 11'5" (6.32 x 3.50)



#### LOUNGE

### FIRST FLOOR

## FIRST FLOOR LANDING

### BEDROOM ONE

12'4" x 11'8" (3.77 x 3.56)



### EN SUITE

6'7" x 5'5" (2.02 x 1.67)



### BEDROOM TWO

10'11" x 10'5" (3.35 x 3.20)



### BEDROOM THREE

9'10" x 9'8" (3.02 x 2.95)



## BEDROOM FOUR

12'4" x 8'0" (3.76 x 2.46)



## BATHROOM

7'3" x 6'4" (2.23 x 1.94)



## OUTSIDE

## GARAGE

## SITE MAP

## COUNCIL TAX BAND

Council Tax Band NOT YET SET

## TENURE - FREEHOLD

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.

## CYDEN HOMES FREEHOLD MANAGEMENT

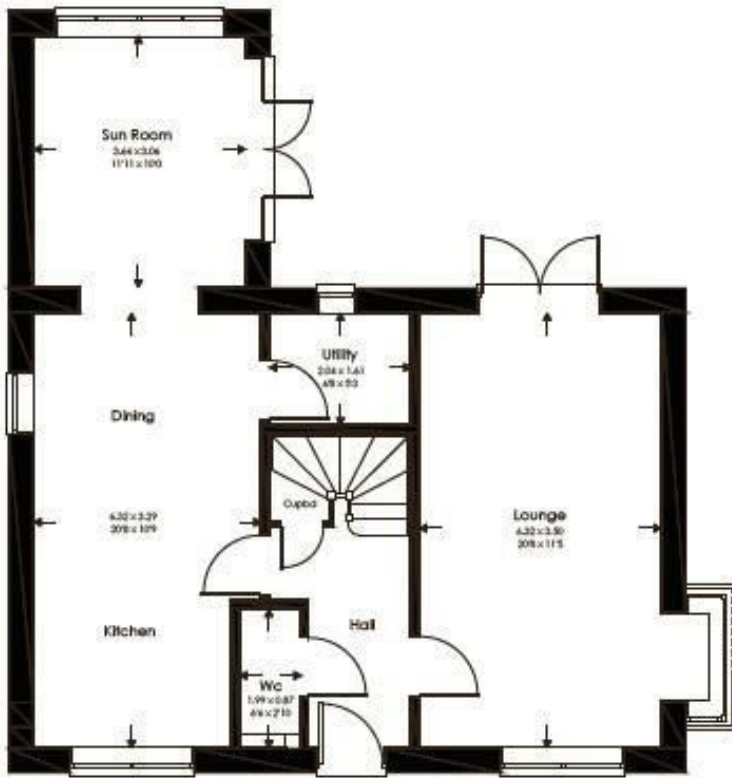
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

## VIEWING ARRANGEMENTS

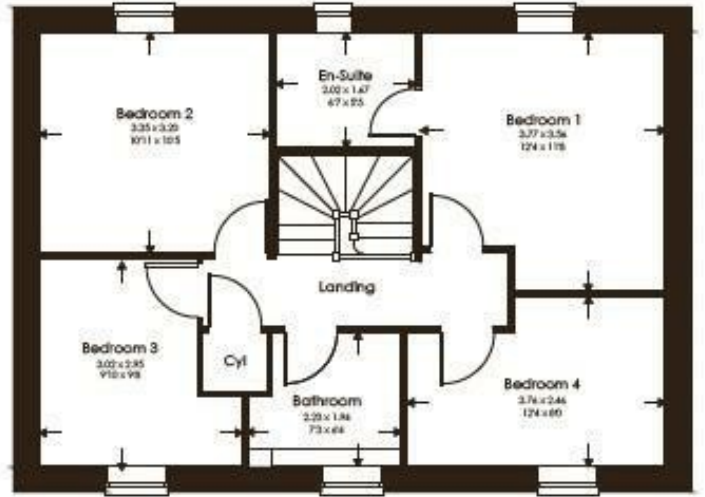
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

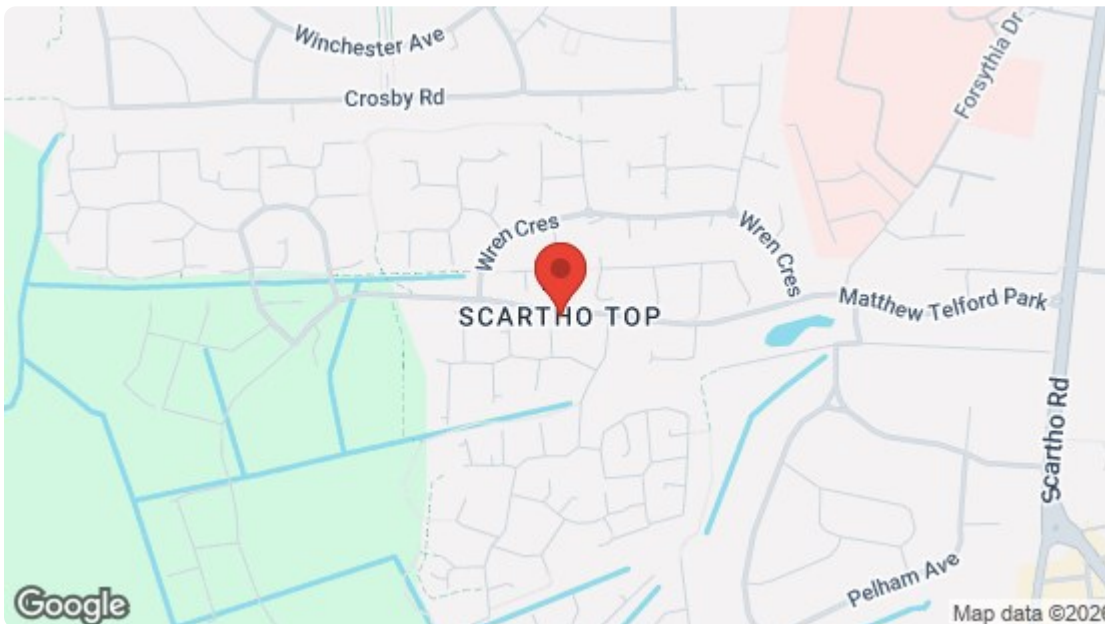
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		<b>85</b>	<b>85</b>

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.