



## Plot 25 Heather Pastures, Eastfield, Scarborough, YO11 3YH

Guide Price £235,000

- Open plan Kitchen, Living and Dining Room
- Private driveway for 2 cars
- One double bedroom
- 2 year emergency cover
- French doors leading onto the garden from the living room
- 10 year NHBC warranty
- One single bedroom
- Ensuite WC and Bathroom
- Fully fitted kitchen with integrated appliances
- Exclusively for over 55's

# Plot 25 Heather Pastures, Scarborough YO11 3YH

The Morgan is a beautifully designed two-bedroom bungalow, forming part of the highly regarded Later Living by Lovell development. Created with modern lifestyles in mind, the property offers bright, spacious accommodation alongside excellent energy efficiency, boasting an exceptional EPC rating of 99, ensuring low running costs and long-term sustainability.



Council Tax Band: D



The heart of the home is the impressive open-plan living, dining and kitchen area, designed to create a sociable and flexible living space. The contemporary fitted kitchen is finished to a high standard and includes a range of integrated appliances, ample storage and worktop space. The living area is filled with natural light and benefits from French doors that open directly onto the rear garden, providing a seamless connection between indoor and outdoor living.

The property comprises two well-proportioned bedrooms. The principal double bedroom enjoys a pleasant outlook over the rear garden and offers convenient access to the bathroom and WC. The second bedroom is positioned to the front of the property and provides flexibility for use as a guest room, home office, or hobby space.

The bathroom is modern and well-appointed, designed for both comfort and practicality, with access from both the main living area and the principal bedroom.

Externally, the property benefits from a private rear garden, ideal for relaxing or entertaining, along with off-street parking. The plot is designed to be low maintenance while still offering enjoyable outdoor space.

A key feature of all Later Living by Lovell homes is their adaptability. This property has been thoughtfully designed with future needs in mind, allowing for easy modifications should requirements change, all with minimal disruption and cost compared to traditional homes.

Overall, The Morgan offers an excellent combination of style, quality, and practicality, making it a superb option for those seeking a modern, energy-efficient bungalow in a well-considered and desirable development.

We offer our homes with a high quality standard specification, as listed below:

10 year NHBC Warranty

2 Year emergency cover

Combi-boiler/cylinders central heating system

Worktop with upstands

Electric hob with cooker hood

Stainless steel splashback

1 ½

Integrated fridge freezer

White Ideal Standard sanitary ware

Ideal Standard taps and fittings

White gloss internal doors

UPVC rear door

UPVC

Chrome internal ironmongery

Media plate to lounge

Chrome door bell

White emulsion walls and ceilings

White satin to woodwork

Mains-operated smoke detectors

PIR

Turf to front garden\*\*\*

Outside tap

\*

INDIVIDUAL CHOICE

EMPOWERED range for accessibility

SMART

PREMIUM

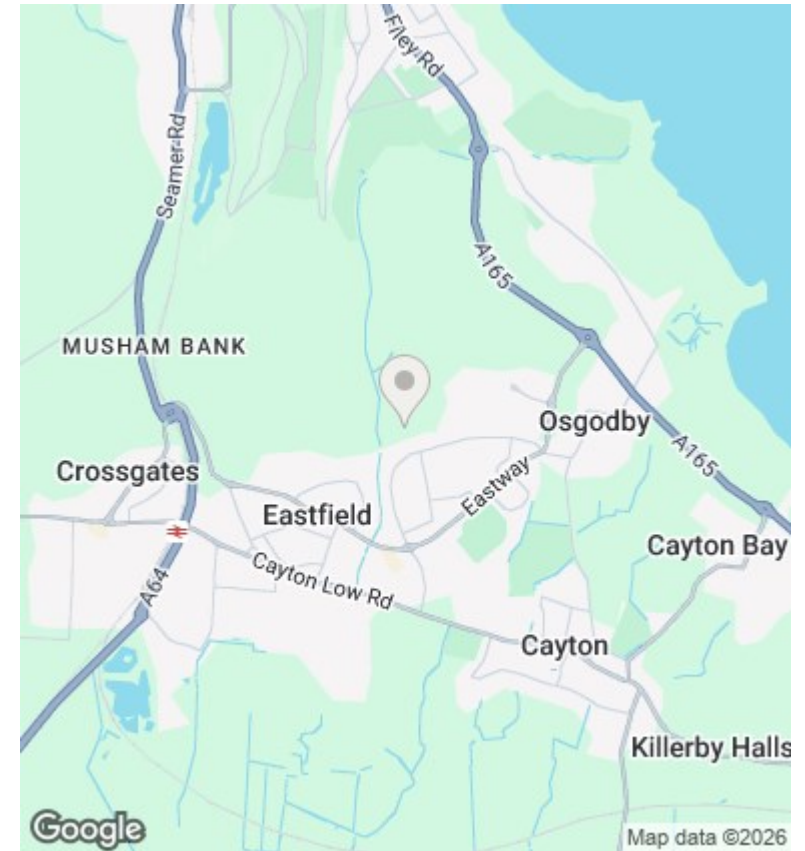
**MORGAN**  
2 Bedroom Bungalow



Lounge/Dining	3400mm x 5335mm	11' 2" x 17' 5"
Kitchen	2750mm x 3970mm	9' 0" x 13' 0"
Bedroom 1	3380mm x 3665mm	11' 1" x 12' 0"
Bedroom 2	2280mm x 3300mm	7' 5" x 10' 8"
En-suite Bathroom	2280 x 3050mm	7' 5" x 10' 0"

\* 66.5 sqm / 716 sqFt

\* Represents maximum dimensions taken. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for each purpose must be verified against actual site measurements. Please note the handling of plots may vary from the floor plans shown. Please check individual plot details with our sales team, April 2023.



**Directions**

**Viewings**

Viewings by arrangement only. Call 01723 377707 to make an appointment.

**Council Tax Band**

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	99	99
(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	