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# Ascend

Built on higher standards



Macaulay Park, Grimsby, DN31

£1,025 PCM

\*Move into your new home before 31st October 2026 to enjoy ONE MONTH FREE RENT and a £250 eGift Card that can be used across hundreds of retailers & brands! Deposit Free Option Available\*

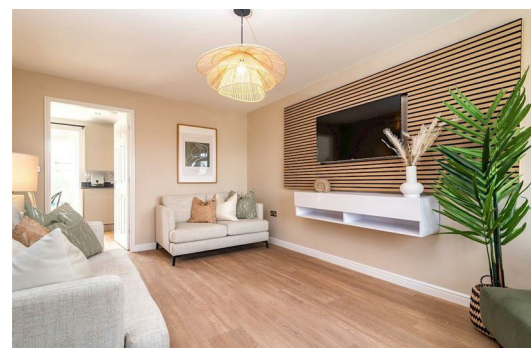
This exceptional incentive lets you enjoy significant savings while settling into your dream home.

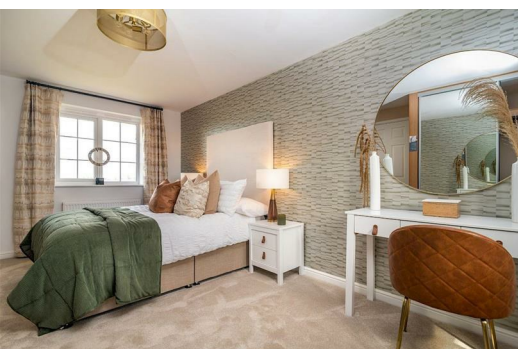
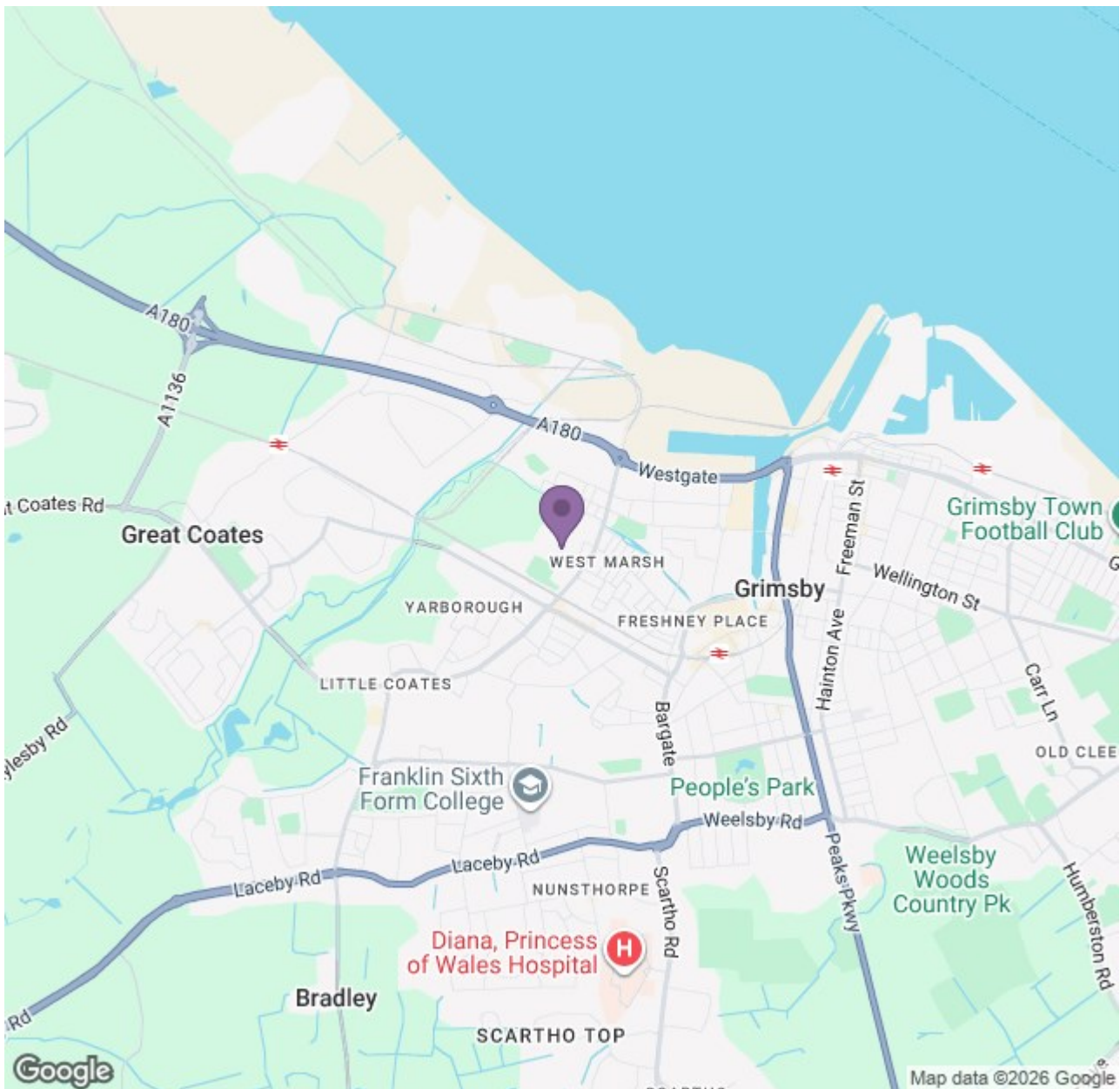
Experience the beauty of Macaulay Park, a beautiful development offering 2 and 3 bedroom homes on the outskirts of Grimsby town centre.

Presenting The Fergus, a stunning three bedroom semi-detached home available for rent. Experience the perfect blend of beauty and functionality in this property.

Step inside and be welcomed by the bright living room, offering a comfortable space to relax and unwind. The contemporary open-plan kitchen-diner awaits, providing an ideal setting for cooking up a storm. Open the French doors and seamlessly transition between indoor and outdoor living as you step out into the garden, creating a harmonious flow of space. Convenience is also at your fingertips with a handy downstairs WC.

Upstairs, you'll discover a spacious master bedroom, offering a haven of relaxation. There are two additional well-proportioned bedrooms, both with a cosy and comfortable feel to them. A family bathroom, finished with Porcelanosa tiling, completes this level, adding a touch of elegance to your daily routines.





| Energy Efficiency Rating |        | Environmental Impact (CO <sub>2</sub> ) Rating |       |
|--------------------------|--------|------------------------------------------------|-------|
| Band                     | Score  | Band                                           | Score |
| A                        | 92-100 | A                                              | 1-2   |
| B                        | 81-91  | B                                              | 3-4   |
| C                        | 69-80  | C                                              | 5-6   |
| D                        | 58-68  | D                                              | 7-8   |
| E                        | 49-57  | E                                              | 9-10  |
| F                        | 39-48  | F                                              | 11-12 |
| G                        | 35-38  | G                                              | 13-14 |
| H                        | 29-34  | H                                              | 15-16 |
| I                        | 21-28  | I                                              | 17-18 |
| J                        | 1-20   | J                                              | 19-20 |

England & Wales  
2020-2021 EPC