Joy Walker

ESTATE AGENTS



Plot 196, 25 Pippin Lane

Scartho, North East Lincolnshire DN33 3AY

Cyden Homes are delighted to offer for sale this two-bedroom mid-link property, The Jade, ideally situated in the highly sought-after area of Scartho and benefiting from private parking. Finished to a high specification throughout, this attractive home offers a contemporary kitchen/diner with a stylish fitted kitchen, a spacious lounge and a convenient ground floor cloakroom. To the first floor are two well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden and private parking, making this an ideal home for a range of buyers.

- ** 5% GIFTED DEPOSIT INCLUDED **
- IDEAL STARTER HOME
- TWO-BEDROOM HOME
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- MID TERRACE
- ALLOCATED PARKING







£164,950

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.

PHOTOGRAPHS
All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION
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GROUND FLOOR
.

ENTRANCE

LOUNGE
16'0" x 12'7" (4.89 x 3.84)



LOUNGE



CLOAKROOM
6'2" x 3'3" (1.88 x 1.01)

KITCHEN DINER
12'7" x 12'2" (3.84 x 3.71)



KITCHEN DINER



KITCHEN DINER



FIRST FLOOR LANDING

BEDROOM ONE

12'7" x 12'2" (3.85 x 3.71)



BEDROOM TWO

12'7" x 8'9" (3.85 x 2.68)



BATHROOM
6'10" x 5'6" (2.10 x 1.70)



BATHROOM



GARDEN

OUTSIDE

COUNCIL TAX BAND & EPC RATING
Council Tax Band -
EPC -

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

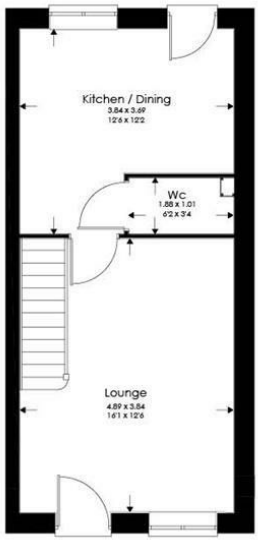
TENURE - FREEHOLD
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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.

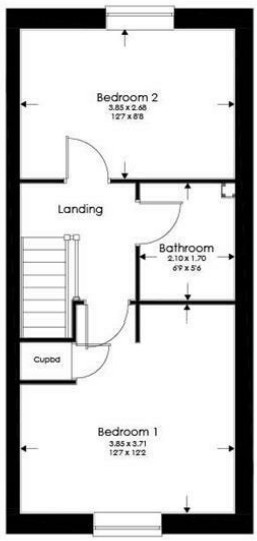
THE JADE

A 2 BEDROOM HOUSE





GROUND FLOOR



FIRST FLOOR

CYDEN HOMES
CREATING LIVING SPACE

CYDENHOMES.CO.UK

Issue Date: 09/01/2026 URN: Jade 201

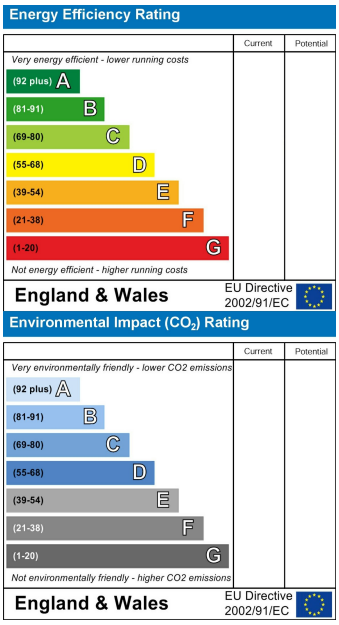
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www.consumercode.co.uk

APPROVED CODE
TRADINGSTANDARDS.UK

Protection for new-build home buyers

Whilst these particulars are prepared with due care for the convenience of the intending purchasers, the information contained therein is intended as a preliminary guide only. The photographs are of similar house types and may vary in terms of finish, detail and can be built in terraced, semi-detached or detached forms. Please ask your New Homes Sales Advisor for details. The right is expressly reserved by the company to amend or vary the same, and therefore nothing herein contained shall constitute or form part of any contract. The house type photograph is of a similar property.





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.