



Plot 10, The Lincoln Heather Pastures, Scarborough, North Yorkshire, YO11

2VII
Guide Price £265,000

- Open plan Kitchen, Living and Dining Room
- Private driveway for 2 cars
- Available for the over 55's
- French doors leading onto the garden from the living room
- 10 year NHBC warranty
- Family Bathroom
- Fully fitted kitchen with integral appliances

The Lincoln Heather Pastures, Scarborough YO11 3YH

A beautifully designed two bedroom semi-detached bungalow located within the desirable Lovell Later Living development on The Boulevard in Scarborough. This modern, energy-efficient home offers stylish single-level living with well planned accommodation. Ideally situated close to local amenities, transport links and Scarborough's popular coastline, the property is thoughtfully designed for comfortable living with future adaptability in mind.



Council Tax Band: C



Plot 10 – “The Lincoln” is a beautifully designed two bedroom semi-detached bungalow located within the desirable Lovell Later Living development on The Boulevard in Scarborough. Built with comfort, efficiency and future adaptability in mind, this modern home offers stylish and practical single-level living, ideal for those seeking a high-quality property suited to later life while maintaining independence and convenience.

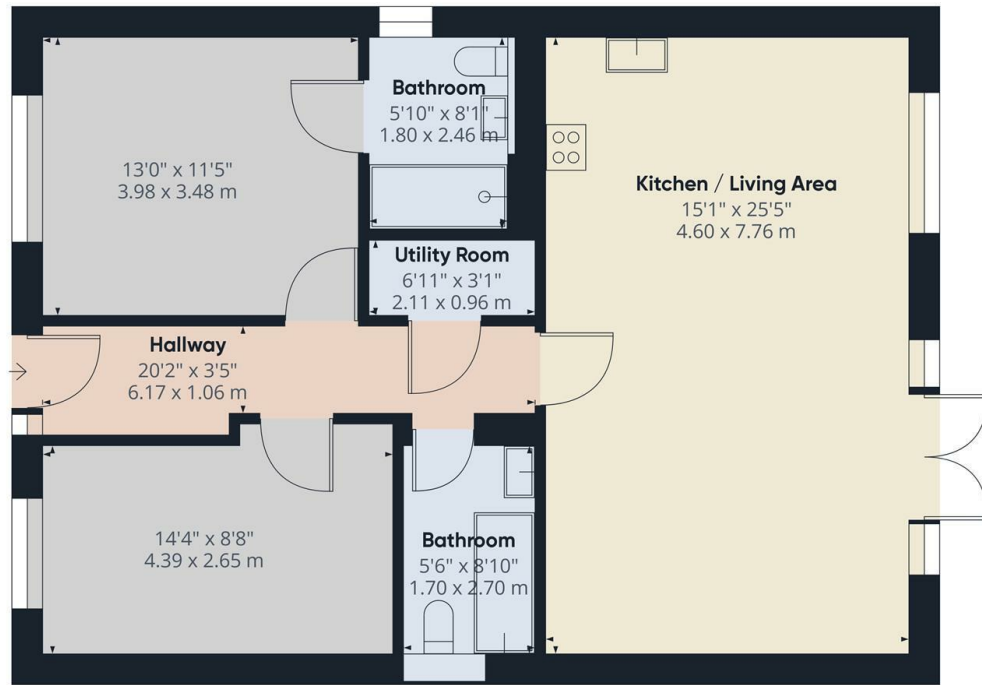
Finished to an excellent specification throughout, the well planned accommodation includes a welcoming entrance hallway, an impressive open plan kitchen, dining and living area with a range of integrated appliances and ample work surfaces, creating a sociable and versatile living space. French doors lead directly from the living area onto the rear garden, allowing plenty of natural light to fill the room and providing an ideal setting for both relaxing and entertaining.

The property also benefits from a useful separate utility room, two generous double bedrooms including a spacious master bedroom with en-suite shower room, and a contemporary bathroom suite. Externally, the home enjoys private parking to the front along with landscaped surroundings, while to the rear there is an enclosed garden offering a pleasant outdoor space for seating and leisure.

Lovell Later Living homes are thoughtfully designed to be energy efficient and easily adaptable if required, combining style, quality and value within a well connected Scarborough location close to local amenities, transport links, healthcare facilities and the town’s popular coastline. Some images have been virtually staged

Only 1 occupant in the property has to be over 55



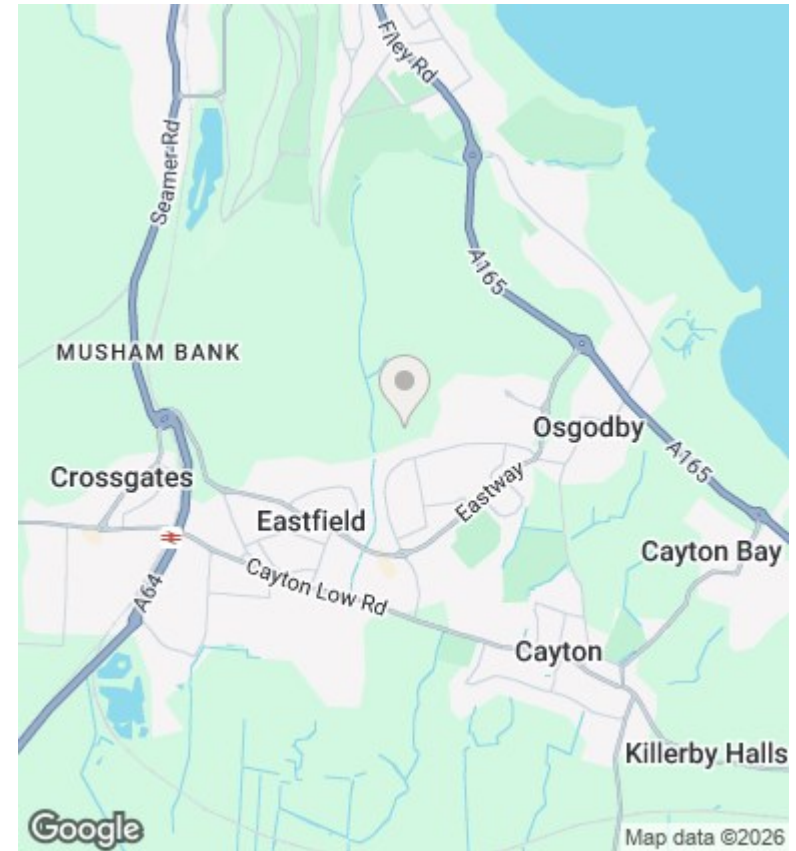


Approximate total area*
903.28 ft²
83.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Directions

Viewings

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

Council Tax Band

C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |