Joy Walker

ESTATE AGENTS



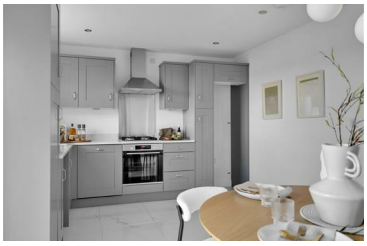
Plot 55, 43 Bowfell Gardens

Scartho, North East Lincolnshire DN33 2HL

Located on the popular Kensington Green Development which is under construction with CYDEN HOMES is this BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE. The Iolite design is constructed to their usual very high standard with an excellent specification throughout having accommodation includes: Entrance hall, cloaks/wc, good sized lounge with open access into the full width fitted dining kitchen plus three bedrooms one with en suite and a family bathroom to the first floor. Gas central heating system. Double glazing. Drive and Garage plus an enclosed rear garden. 10 year building guarantee.

£249,950

- 5% GIFTED DEPOSIT INCLUDED
- HANDSOME BAY FRONTED SEMI-DETACHED HOME
- GARAGE & DRIVEWAY
- SOLAR PV PANELS
- GREAT LOCATION
- EN-SUITE & MAIN BATHROOM
- FLOOR TILING TO KITCHEN & CLOAKROOM
- OPEN PLAN LIVING







58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate and taken from the builder's plan.

PHOTOGRAPHS CYDEN HOMES

Please note all images, photos and drawings are representative only. Each individual home is subject to variations in design and build. (Please refer to the individual plot drawing for each property).

GROUND FLOOR

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ENTRANCE HALL

CLOAKS/WC

LOUNGE



KITCHEN/DINING ROOM

Having open access from the lounge



KITCHEN/DINING ROOM

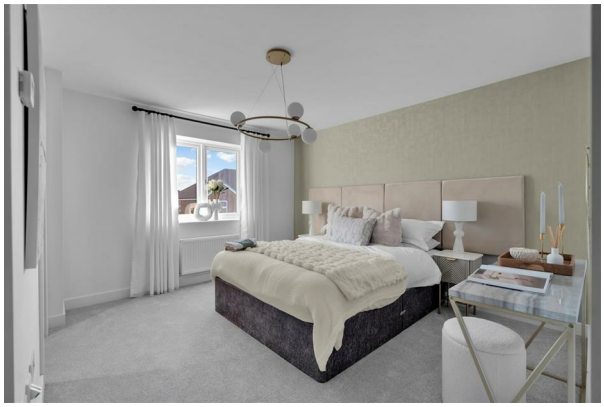
Additional photo



FIRST FLOOR

LANDING

BEDROOM ONE



BEDROOM ONE

EN SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE

FRONT AND REAR GARDENS
With off road parking

GARAGE

SITE PLAN



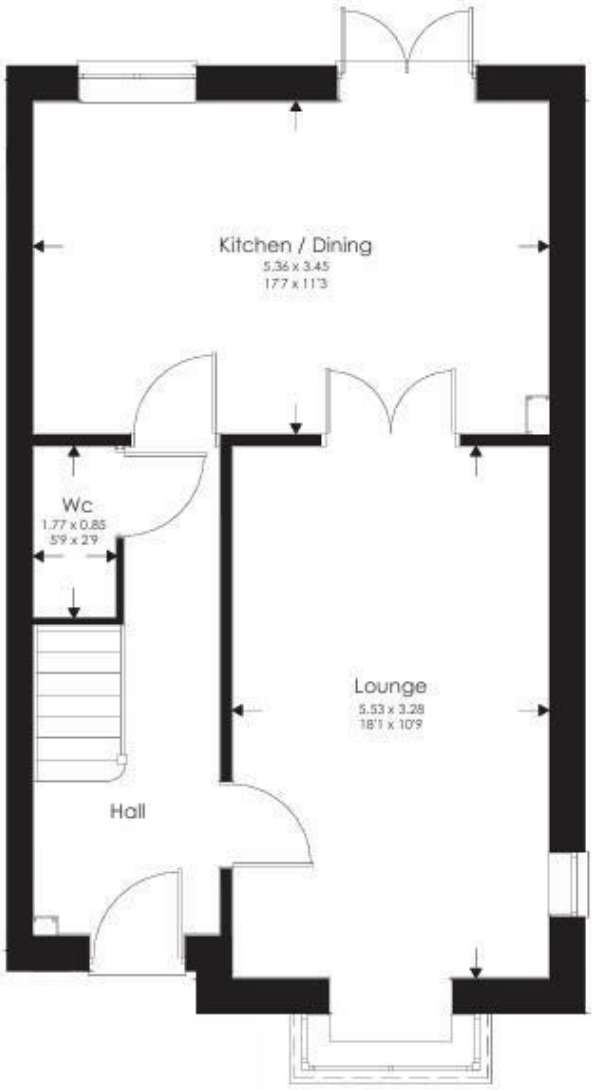
TENURE - FREEHOLD
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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.

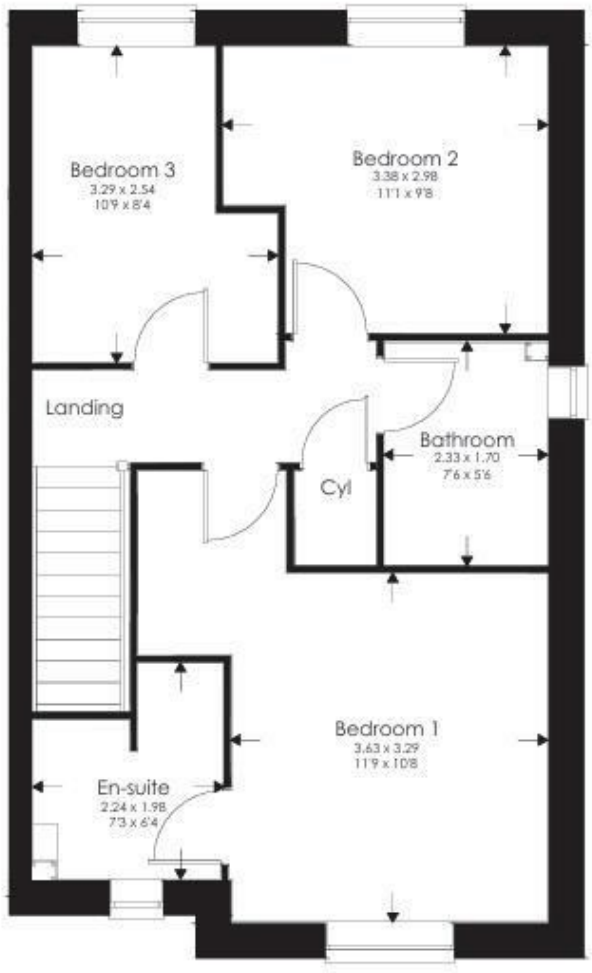
COUNCIL TAX BAND
Council Tax Band not yet assessed.

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

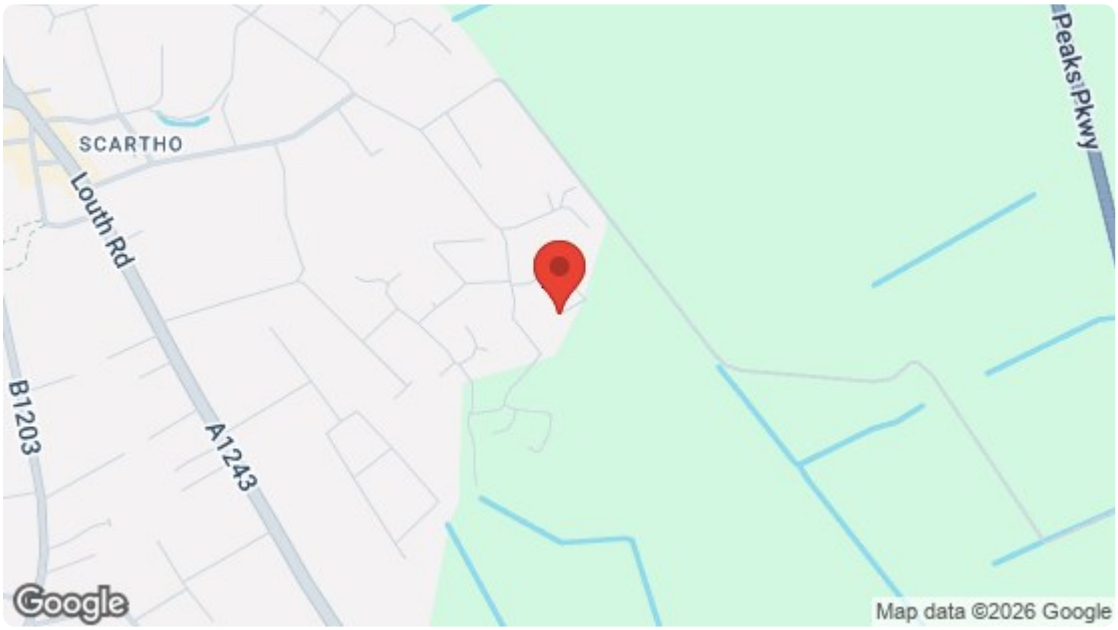
OPENING TIMES
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

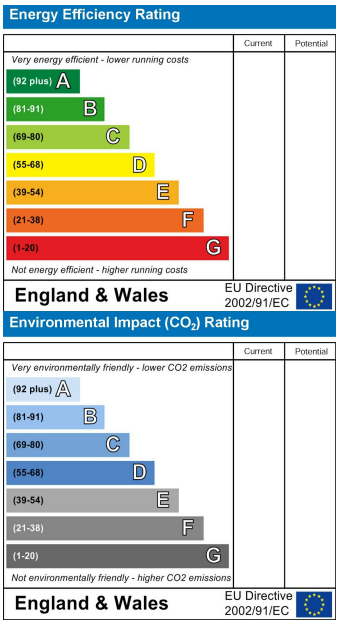


GROUND FLOOR



FIRST FLOOR





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.