Joy Walker

ESTATE AGENTS



Plot 199, 28 Pippin Lane

Grimsby, North East Lincolnshire DN33 2HL

We are delighted to offer to the market this BRAND NEW TWO BEDROOM MID LINK PROPERTY under construction by CYDEN HOMES situated on the popular development of Scartho Top. Constructed to their usual very high standard with an excellent specification throughout having accommodation includes: Kitchen diner, lounge, cloakroom/wc and to the first floor two double bedroom and bathroom. Having an enclosed rear garden and allocated parking space. 10 years building warranty. Viewing is highly recommended.

- GREAT LOCATION
- IDEAL STARTER HOME
- OPEN-PLAN KITCHEN DINER
- TWO DOUBLE BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- SPACIOUS LOUNGE
- MID LINK HOME
- PARKING SPACE







£154,950

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

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

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

ACCOMMODATION
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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).

LOUNGE
4.86 x 3.84



LOUNGE



KITCHEN/DINING
12'7" x 12'1" (3.84 x 3.69)



W/C
1.88 x 1.01

FIRST FLOOR
.

BEDROOM ONE
3.85 x 2.68



BEDROOM TWO
3.85 x 2.68



BATHROOM
2.10 x 1.70



GARDEN

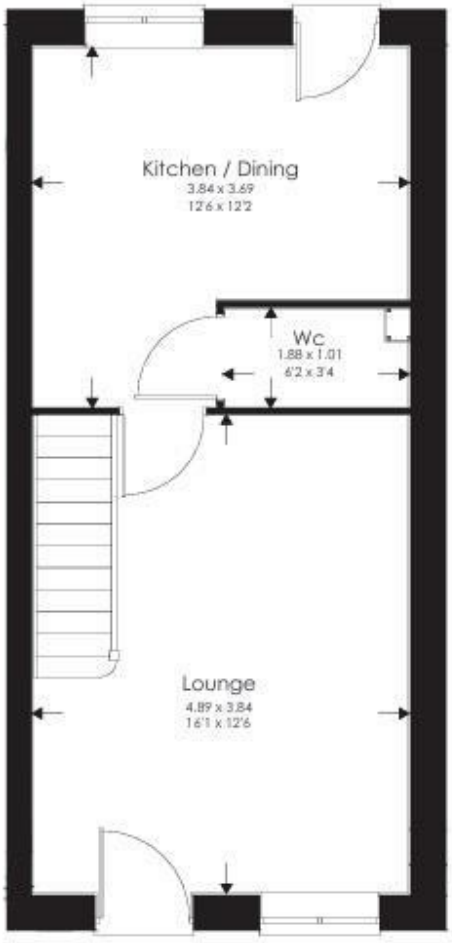
SITEPLAN

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.

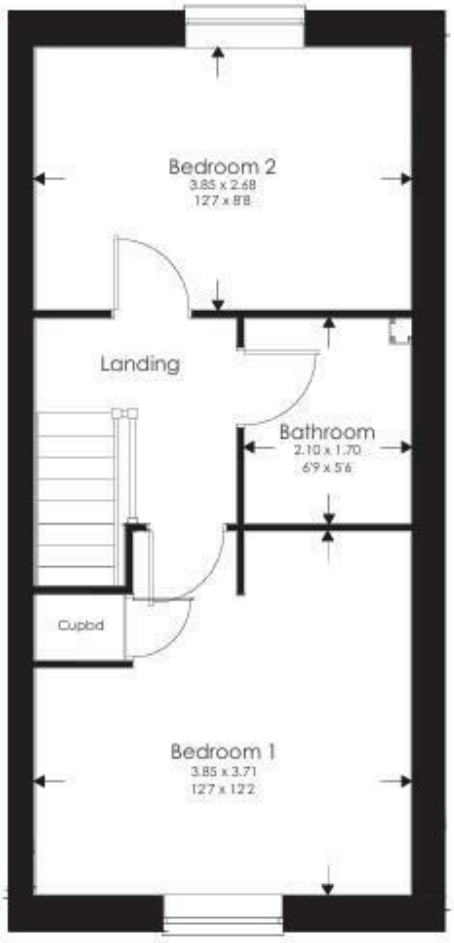
CYDEN HOMES FREEHOLD MANAGEMENT
We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

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

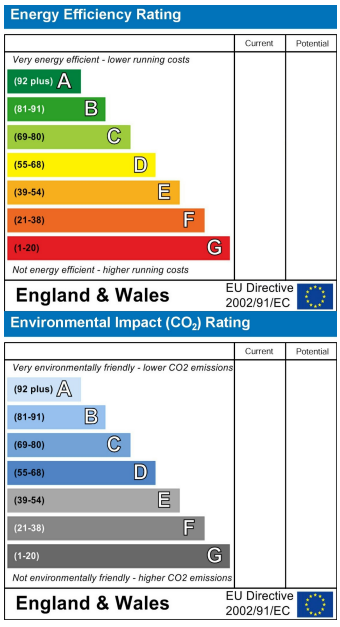


GROUND FLOOR



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.