

MARTIN MASLIN

1 COPPER BEECH COURT
42 WALTHAM ROAD
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2LZ



As Agents we are delighted to be appointed to undertake the sales of this prestigious new development, found in the heart of Scartho village. A fabulous opportunity to become one of the first new owners of one of these exciting exclusive new homes, offering security and peace of mind which will enhance the area and transform the skyline of Scartho. Skillfully created from the former iconic landmark, the complex will comprise of a wonderful mix of apartments, houses and a penthouse, each will be equipped with an intercom system to access the main gates and there will be allocated car parking spaces. The properties will be set within landscaped grounds, the majority enjoying their own leafy green private garden with patios, raised planters, and modern fencing. In the early stages there will be a choice of kitchen and bathroom designs and many other opportunities to design your own dream home. The village of Scartho is right on the doorstep with its wide range of local independent shops, bars, cafes and community amenities . Local bus links to Grimsby for its wider rail connections, Cleethorpes or the Lincolnshire Wolds market town of Louth. This is a unique opportunity ideal for the discerning downsizers, second home owners or busy professionals seeking a new lifestyle and way of living in the heart of the Village. Please contact the Agents for further details. Prices starting from £195,000

£275,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

APARTMENT ONE

A ground floor apartment forming the ultimate face of the development with its own bespoke entrance doors, a spacious apartment together with a private garden and allocated parking.

ACCOMMODATION

ENTRANCE HALL

1.30m (4' 3") x 1.20m (3' 11")

A welcoming hallway with cloak and boot storage space.

LIVING KITCHEN

11.40m (37' 5") x 4.80m (15' 9")

A fabulous kitchen spanning the full width of the property retaining some of the original features including the fireplace and coving. Featuring a good range of modern units and a range of built-in appliances. The room will be ideal for entertaining with sitting and dining areas and will be able to accommodate freestanding furniture.

BEDROOM ONE

4.50m (14' 9") x 4.20m (13' 9") MAX

Currently designed as the principal bedroom with an Ensuite Shower Room.

BEDROOM TWO

4.50m (14' 9") x 4.20m (13' 9")

Another good size double bedroom with a single door opening onto a South facing private patio.

SHOWER ROOM

2.80m (9' 2") x 1.90m (6' 3")

With a designer walk-in shower, vanity unit and toilet.

OUTSIDE

There will be a gated and private hedged front courtyard garden with a winding pathway. In addition there will be a side paved area provided for parking.

GENERAL INFORMATION

Mains water, electricity and drainage are connected and gas Central heating will comprise of the latest energy efficient heating and the property will benefit from double glazed sealed unit windows in a smart cream finish. It falls within the jurisdiction of North East Lincolnshire Council (Tax Band to be determined upon completion). The tenure will be Leasehold - subject to Solicitors verification. There will also be a seven year builders warranty. Planning details can be found under the reference number DM/0669/23/FUL.

VIEWING

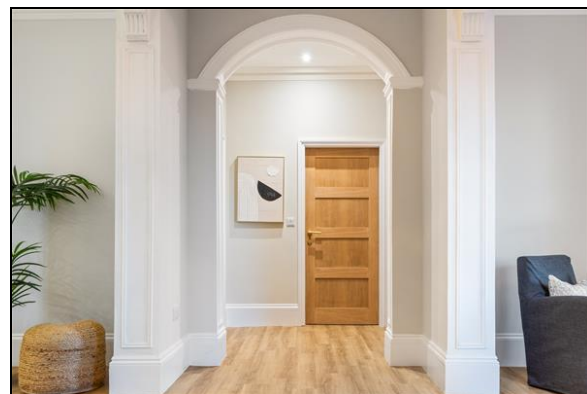
By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



APARTMENT ONE



ACCOMMODATION



ENTRANCE HALL



LIVING KITCHEN

AGENTS NOTE

Internal photographs of a similar development are available to demonstrate the finished quality of the property.

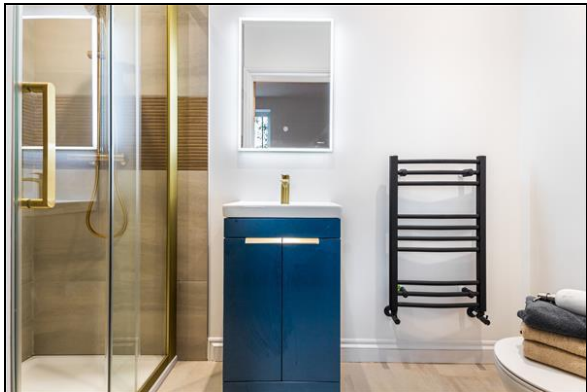
The site plan pictured will be updated to show the garden boundaries accordingly.

LOCATION AND AMENITIES

Copper Beech Court is found in this heart of the conservation area of Scartho offering a wide range of local shops, schools, pubs and a diverse range of local takeaways.



LIVING KITCHEN



SHOWER ROOM



SHOW HOME/APARTMENT 1

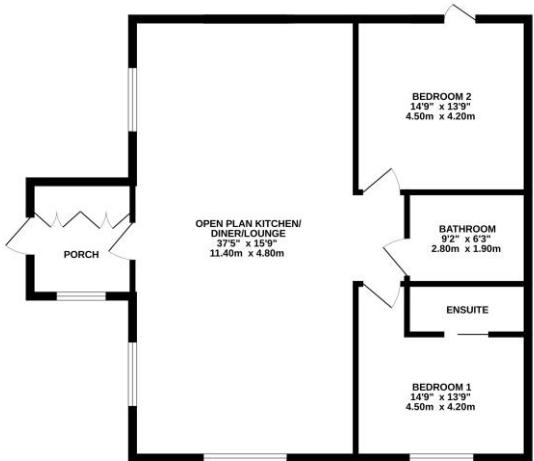


OUTSIDE



BEDROOM ONE

APARTMENT 1



Minimum dimensions have been used to ensure the accuracy of the finished construction. Measurements of areas, volumes, weights and other data are approximate and are not intended to be used for any purpose other than for general information. The actual dimensions of the property may vary slightly from those shown on the plan. The actual dimensions of the property may vary slightly from those shown on the plan. The actual dimensions of the property may vary slightly from those shown on the plan.



SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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