

MARTIN MASLIN

2 COPPER BEECH COURT
42 WALTHAM ROAD
SCARTH
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

£235,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

APARTMENT TWO

A large ground floor apartment with its own access, a spacious apartment together with a private garden and allocated parking.

ACCOMMODATION

LIVING DINING KITCHEN

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

A fabulous kitchen spanning the full width of the property. Featuring a good range of modern units in a choice of colours and designs 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.

INNER HALL

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.

SHOWER ROOM

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

To be fitted with a shower, vanity unit and toilet.

OUTSIDE

There will be a private hedged front courtyard garden with a pathway, a rear private South facing garden and private, allocated parking.

GENERAL INFORMATION

Mains water, electricity and drainage are connected. 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.

LOCATION AND AMENITIES

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

AGENTS NOTE

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



APARTMENT 2 CGI



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SHOW HOME/APARTMENT 1

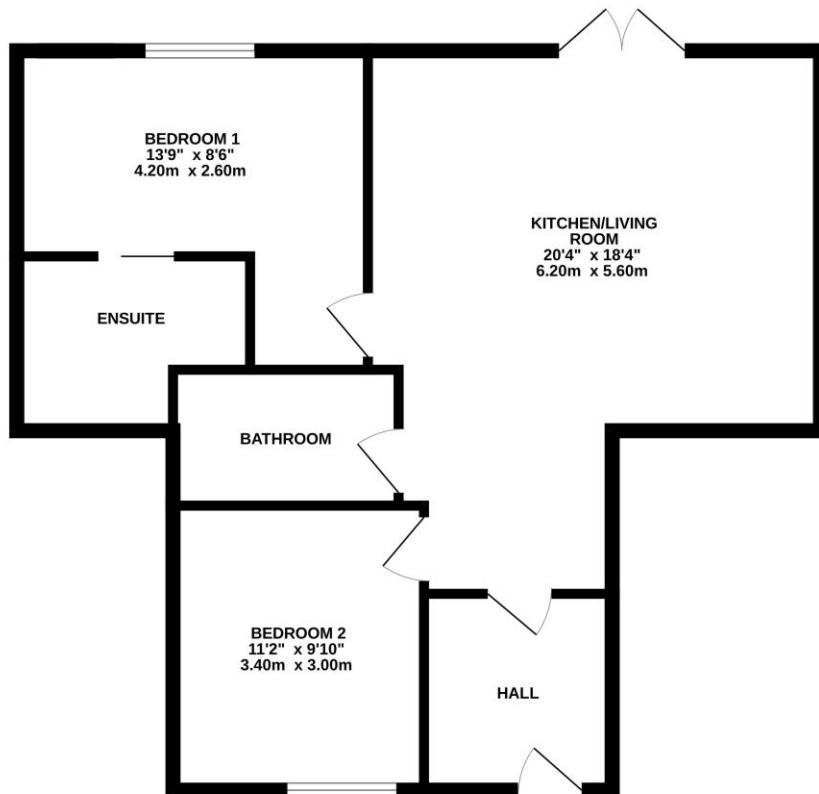


SHOW HOME/APARTMENT 1



SHOW HOME/APARTMENT 1

APARTMENT 2
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Martin Maslin Estate Agents
 4/6 Abbey Walk
 Grimsby
 North East Lincolnshire
 DN31 1NB
 T: 01472 311000 F: 01472 340200
 E: office@martinmaslinestateagents.co.uk
 www.martinmaslinestateagents.co.uk

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