



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Kings Park Road**

**Scartho Park  
DN33 2AX**

**£306,500**

Crofts are proud to present to the market this first development of its kind in Grimsby in a generation. King's Park, within Scartho Village, lays the foundation for a new improved type of neighbourhood, a place you and your family can call home. Seamlessly combining the atmosphere of a village with the benefits of urban living and essential services within easy reach, King's Park is the perfect location for homeowners of all ages to put down roots and enjoy a lifestyle that's second to none. King's Park is a place which makes it easy to live your life, your way. Designed by local award winning Hodson Architects and built by quality local builders Jembuild by 'The Howsham' is a two bedroom detached bungalow with attached garage and occupies a superb plot along the main boulevard on Kings Park. The property offers two doubled bedrooms and open plan living with combined kitchen living and dining room, utility room, family bathroom and entrance hall. The properties have been individually internally designed by 'Interior Motives' who have more than 40 years combined experience of the property & design industry, Interior Motives focuses on delivering innovative concepts, working with the latest ranges of wallpapers, fabrics and furniture, to create the harmonious feel of your new home.

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#### Entrance hall

#### Kitchen/living/dining

24' 5" x 14' 1" (7.44m x 4.29m)

Individually designed Kessler kitchens Solid quartz worktops Bosch appliances Induction hob / multi-functional oven / oversized chimney hood / integrated fridge freezer / integrated dishwasher Carron Phoenix under mounted sink units to the quartz worktops and mixer taps 1&½ quartz sink to kitchen single bowl Porcelanosa splash-back tiling

#### Utility room

5' 5" x 5' 3" (1.66m x 1.59m)

Carron Phoenix top mounted stainless steel sink units to the quartz worktops

#### Bedroom One

10' 10" x 13' 5" (3.29m x 4.10m)

#### Bedroom Two

10' 11" x 12' 1" (3.33m x 3.69m)

#### Bathroom

10' 9" x 5' 10" (3.28m x 1.78m)

Roca sanitaryware Porcelanosa tiles \*half height as standard, full tiling with shower package Bristan mixer taps/shower \*Bristan frenzy shower with shower package Heated towel rail

#### Externally

Full length double glazed opening rear doors or bi-fold retractable full glazed rear openings Turfed front gardens Block paved driveways Outdoor tap

#### Garage

17' 6" x 9' 9" (5.33m x 2.96m)

Colour matched up-and-over garage doors for those plots applicable

#### Security

House alarms are available as an optional extra

#### Flooring

Flooring to Karndean specifications and finish except bedrooms

#### Heating

Underfloor Heating \* NB Waltham house types have Radiators Worcester Bosch boiler

#### Upgrade options

Dependent on the stage of build some upgrades are available for an additional cost: Full-height tiling to bathrooms; Rear turfed gardens; Alarm installation Contact the agents for upgrades



### Tenure

All homes will be sold as freehold with a notional charge for communal services to maintain the high quality village feel and environment of King's Park, supporting your investment in this unique community

### Environment

As developers, E5 believes the best people to maintain and ensure sustainable upkeep of the immediate environment are the residents themselves so direct control of this will pass to the newly formed King's Park residents committee after works are complete

### E5 Living UK.

Setting out to achieve a new standard and recently being awarded through local contractors with the LABC quality award on its Hallow, Worcester scheme, E5 will unashamedly be delivering a superior quality and specification designed residential developments working in conjunction with experienced and highly respected local constructors and suppliers bringing higher quality as standard now to North East Lincs. This new division has so far completed pilot developments in the Midlands and is now focused on the creation of new communities further a field, such as King's Park.

### Building materials

Brick - Ibstock Arden Weathered Red Roof - Redland Ministoneworld Charcoal

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewing

By appointment only, telephone 01472 200666

### Council Tax Information

Band : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



