

Details as provided by the vendor



## **The Banbury, Scrooby Road, Harworth**

**Let us help you move with 12 months mortgage contribution up to £1,000 per month\*PLUS flooring throughout, integrated fridge freezer, washing machine & drinks cooler, bathroom and ensuite upgraded tiling AND lawned rear garden. We could also Part Exchange your existing home. \***

**The Banbury is a thoughtfully designed five bedroom property with integral double garage and block paved driveway and south facing garden is truly spacious and offers everything you could wish for in a large family home.**

**Asking Price Of £424,995**

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Tucked away on a private driveway, away from the mains roads, Plot 31 enjoys a stunning position over looking open space within the development, lined with mature trees. With ample parking and a large south facing and fully lawned rear garden this is a fantastic, high specification family home.

The Banbury is a thoughtfully designed five bedroom property with integral double garage and block paved driveway and south facing garden is truly spacious and offers everything you could wish for in a large family home.

The hallway leads into a light and roomy lounge, a perfect space for relaxing, while at the rear of the property lays the impressive high specification kitchen, which overlooks a generous garden. This magnificent open plan room includes space for a dining table and has beautiful French doors leading out onto the garden, ideal for the summer months. the ground floor also benefits from a cloakroom and utility room, accessed via the kitchen.

The grandeur of this home is continued upstairs, and features five spacious bedrooms along with a separate study. The luxurious and sophisticated master bedroom benefits from a dressing area and ensuite. Bedroom two boasts its own ensuite, while the stylish family bathroom features both a bath and shower.

### LOUNGE

16' 7" x 12' 2" (5.05m x 3.71m)

### FAMILY/DINING AREA

12' 11" x 16' 5" (3.94m x 5m)



### KITCHEN

15' 9" x 10' 1" (4.8m x 3.07m)



### UTILITY

6' 4" x 4' 11" (1.93m x 1.5m)

### MASTER BEDROOM

12' 2" x 11' 7" (3.71m x 3.53m)



### DRESSING ROOM

6' 8" x 6' 5" (2.03m x 1.96m)

### ENSUITE

9' 8" x 4' 3" (2.95m x 1.3m)

### BEDROOM 2

9' 7" x 12' 10" (2.92m x 3.91m)



### ENSUITE

6' 11" x 6' 0" (2.11m x 1.83m)

### BEDROOM 3

14' 1" x 8' 7" (4.29m x 2.62m)

### BEDROOM 4

13' 6" x 8' 9" (4.11m x 2.67m)

### BEDROOM 5

10' 10" x 10' 4" (3.3m x 3.15m)

## BATHROOM

8' 9" x 7' 0" (2.67m x 2.13m)



DATED - 27/10/2022

### DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

### OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.













