

Details as provided by the vendor



The Salcombe, Scrooby Road, Harworth

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

The stylish Salcombe, a four bedroom detached property, has everything a modern family home needs without comprising on luxury features and high end design with the added benefit of a detached double garage.

Asking Price Of £374,995

Viewing

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

Set on a stunning corner plot position with a private and partially walled rear garden, the Salcombe offers a spacious and flexible layout for modern families with a high specification finish. Plot 4 will be ready to move in before Christmas taking advantage of our pre-showhome prices!

The stylish Salcombe, a four bedroom detached property, has everything a modern family home needs without comprising on luxury features and high end design with the added benefit of a detached double garage.

LOUNGE

16' 3" x 15' 3" (4.95m x 4.65m)



FAMILY ROOM

12' 4" x 9' 1" (3.76m x 2.77m)



KITCHEN

10' 9" x 8' 10" (3.28m x 2.69m)



KITCHEN



DINING

14' 0" x 14' 4" (4.27m x 4.37m)



LOUNGE



UTILITY

7' 4" x 6' 2" (2.24m x 1.88m)

MASTER BEDROOM

13' 4" x 9' 1" (4.06m x 2.77m)



MASTER BEDROOM



DRESSING

7' 3" x 5' 0" (2.21m x 1.52m)

ENSUITE

7' 11" x 5' 8" (2.41m x 1.73m)



BEDROOM 2

11' 4" x 11' 0" (3.45m x 3.35m)



BEDROOM 3

12' 0" x 9' 1" (3.66m x 2.77m)



BEDROOM 4

11' 9" x 9' 3" (3.58m x 2.82m)



BATHROOM

8' 6" x 8' 6" (2.59m x 2.59m)



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.

