



## Plot 31 Heather Pastures, Scarborough, North Yorkshire, YO11 3YH

Guide Price £275,000

- Open plan Kitchen, Living and Dining Room
- Private driveway for 2 cars
- Excellent EPC Rating
- French doors leading onto the garden
- 10 year NHBC warranty
- High Quality Build
- Family Bathroom
- Garage

## Plot 31 Heather Pastures, Scarborough YO11 3YH

A beautifully designed two bedroom detached bungalow located within the desirable Lovell Later Living development on The Boulevard in Scarborough. This modern, energy-efficient home offers stylish single-level living with well planned accommodation. Ideally situated close to local amenities, transport links and Scarborough's popular coastline, the property is thoughtfully designed for comfortable living with future adaptability in mind.



Council Tax Band: C



The Lincoln is a beautifully designed two bedroom detached bungalow located within the desirable Lovell Later Living development on The Boulevard in Scarborough. Built with comfort, efficiency and future adaptability in mind, this modern home offers stylish and practical single-level living, ideal for those seeking a high-quality property suited to later life while maintaining independence and convenience.

Finished to an excellent specification throughout, the well planned accommodation includes a welcoming entrance hallway, an impressive open plan kitchen, dining and living area with a range of integrated appliances and ample work surfaces, creating a sociable and versatile living space. French doors lead directly from the living area onto the rear garden, allowing plenty of natural light to fill the room and providing an ideal setting for both relaxing and entertaining.

The property also benefits from a useful separate utility room, two generous double bedrooms including a spacious master bedroom with en-suite shower room, and a contemporary bathroom suite.

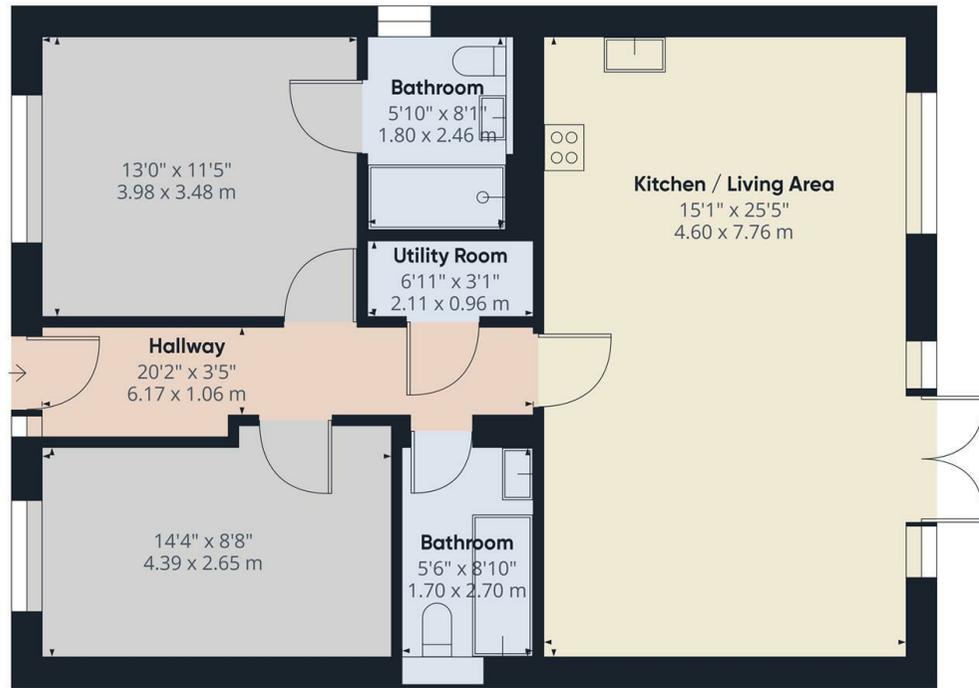
Externally, the home benefits from a private driveway leading to an attached garage, providing convenient off-street parking and additional storage. The property is set within landscaped surroundings, while to the rear there is an enclosed garden offering a pleasant outdoor space for seating and leisure.

Lovell Later Living homes are thoughtfully designed to be energy efficient and easily adaptable if required, combining style, quality and value within a well connected Scarborough location close to local amenities, transport links, healthcare facilities and the town's popular coastline.

Please note: Some images have been virtually staged for illustrative purposes.

Only 1 occupant in the property has to be over 55



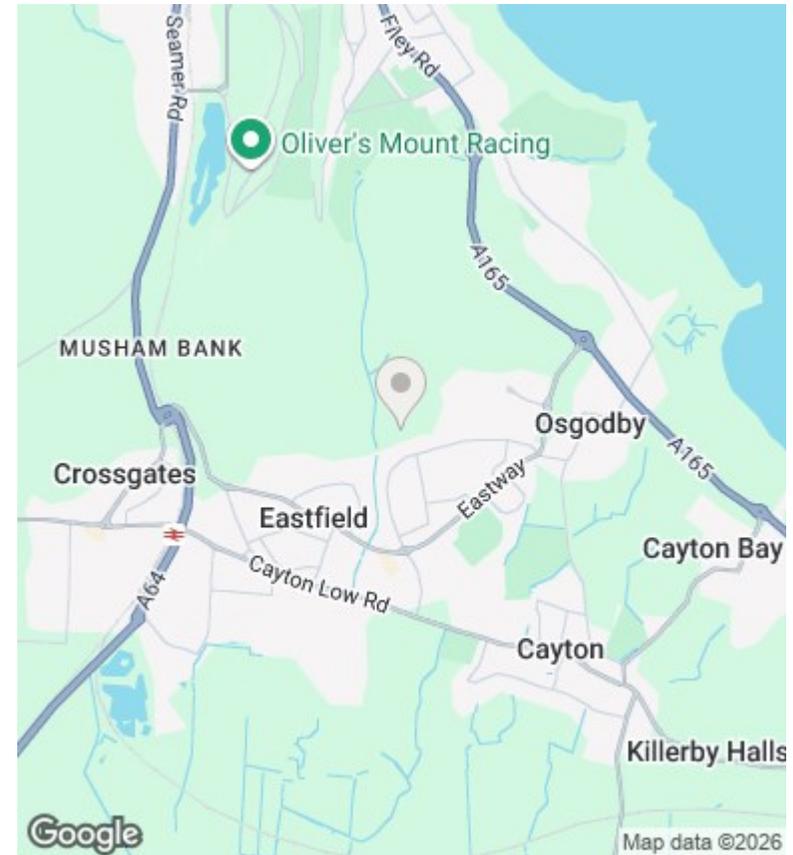


Approximate total area\*  
903.28 ft<sup>2</sup>  
83.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Directions

### Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	