



## Plot 83 The Pavilion, Carlton-In-Lindrick Nottinghamshire S81 9GB

**£240,000**

PLOT 83 THE BEECH

INCENTIVES AVAILABLE - includes £5,000 worth of finishings, solar panel, full tech pack and £1000 towards legal fees

The Beech is a stunning example of an executive quality three-bedroom semi-detached bespoke property built by Danum Homes.

Burrells Estate Agency are delighted to introduce this new and exciting development 'The Pavilion' which consists of 68 properties being built with a luxury modern living comprising of 2-, 3- and 4-bedroom homes.

This new vibrant community has a sought-after village location with stunning countryside walks on your doorstep and is close to local amenities, transport links, surrounding villages and Workson Town.

In brief this incredible accommodation comprises; entrance hall, generous size open plan lounge/kitchen with exclusive designer integrated appliances, three bedrooms master has ensuite, high specification bathroom suite. Boasting both front and rear SOUTH FACING garden as well as off road parking and a detached garage.

- Semi Detached Bungalow
- South Facing Garden
- Viewings Advised
- Three Bedrooms
- Detached Garage
- Incentives Available
- Solar Panels
- Cul De Sac Location

locating your ideal home





Tel: 01909 475111



# The Beech

Costhorpe, Carlton in Lindrick



## Ground Floor



 Indicated colour of The Beech house type on site plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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