



**3 Spall Close, Scartho, North East Lincolnshire, DN33 3GL**  
**£245,000**

## Key Features:

- Four Bedroom Detached Family Home
- Popular Residential Area Of Scartho Top
- Pleasant Cul De Sac Position
- Modern Kitchen Diner
- En-Suite Shower Room & Family Bathroom
- Good Sized Rear Garden
- Driveway & Integral Garage
- Excellent School Catchment Area

A four bedroom detached family home occupying a quiet cul de sac position in the ever popular area of Scartho Top, with easy access to a wide range of village amenities, Diana Princess Of Wales hospital and within catchment of excellent schools. The accommodation offers; entrance hallway, a front aspect lounge, kitchen diner to the rear, utility and cloaks/wc. To the first floor are four good sized double bedrooms - including master bedroom with en-suite, and a family bathroom. Set in lawned gardens with off road parking and an integral garage



### ENTRANCE HALLWAY

Front entrance to the property, with staircase to the first floor

### LOUNGE

15'10" x 10'6" (4.84 x 3.22)

With a front aspect window.

### KITCHEN DINER

17'1" x 9'11" (5.21 x 3.04)

Fitted with a good range of cream shaker style units, work surfaces incorporating a stainless steel sink, built-in oven/microwave, gas hob and integrated fridge/freezer. Useful understairs storage cupboard. Rear aspect window, and French doors opening onto the garden.

### UTILITY

6'2" x 6'0" (1.89 x 1.85)

Rear entrance to the property providing additional storage units, stainless steel sink, and plumbing for a washing machine. Access to :-

### CLOAKS/WC

6'2" x 3'1" (1.90 x 0.96)

Fitted with a wc and corner hand basin

### FIRST FLOOR LANDING

With access to the loft, and storage cupboard housing the gas central heating system.

### MASTER BEDROOM

12'10" x 10'7" (3.93 x 3.23)

To front aspect, with fitted wardrobes.

### EN-SUITE SHOWER ROOM

6'0" x 5'5" (1.83 x 1.67)

Fitted with a large shower enclosure, wc, and wash basin.

### BEDROOM 2

12'2" x 9'6" (3.73 x 2.90)

To front aspect.

### BEDROOM 3

12'9" x 8'9" (3.90 x 2.68)

To rear aspect.

### BEDROOM 4

12'3" x 8'2" (3.74 x 2.50)

To rear aspect.

### BATHROOM

8'8" x 5'11" (2.66 x 1.82)

Fitted with a wall mounted pedestal basin, wc, and panelled bath with overhead shower. Heated towel rail.

### OUTSIDE

The property stands in mainly lawned gardens, with driveway and integral garage.

### TENURE

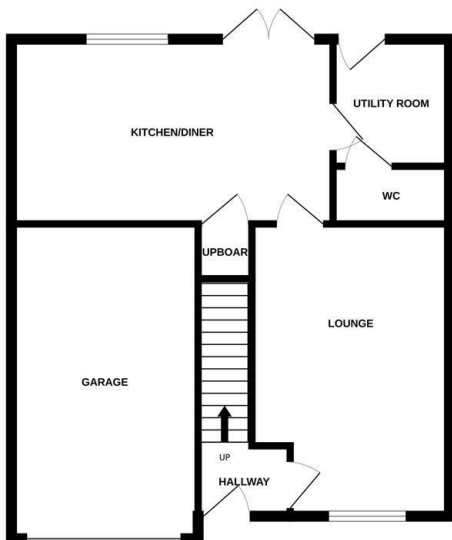
FREEHOLD

### COUNCIL TAX BAND

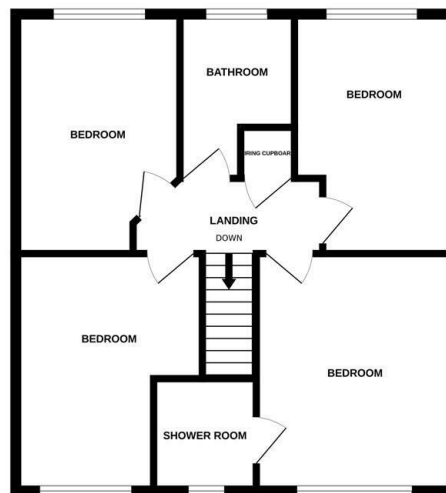
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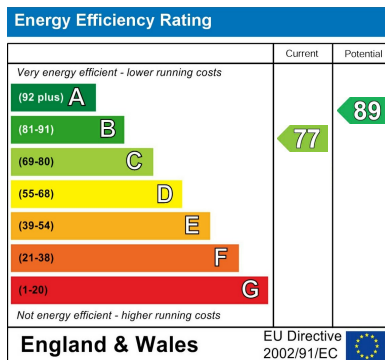
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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