



1 Walesby Close, Scartho, North East Lincolnshire, DN33 3HQ
£180,000

Key Features:

- Semi Detached Dormer Bungalow
- Generous Corner Position
- Three Bedrooms
- Two Reception Rooms
- Attractive Low Maintenance Gardens
- Off Road Parking & Detached Garage
- No Forward Chain

A Three bedroom semi detached bungalow occupying a generous corner position, set in attractive gardens with driveway and detached garage. Located in this ever popular area of Scartho, with easy access to a wide range of local amenities, excellent schools, and Diana, Princess of Wales Hospital.

The property offers well maintained accommodation with scope for general modernisation throughout, comprising:- entrance porch, hallway, front aspect lounge, rear dining room and kitchen. Shower room to the ground floor along with an optional third bedroom, and to the first floor are two double bedrooms. Viewing Highly Recommended... Offered for sale with No Forward Chain.



ENTRANCE PORCH

To the side of the property, with access to:-

HALLWAY

An L-shaped hall with staircase to the first floor.

LOUNGE

15'5" x 12'0" (4.70 x 3.68)

To front aspect, with fireplace incorporating an inset coal effect gas fire.

DINING ROOM

12'4" x 10'3" (3.78 x 3.14)

With French doors opening onto the rear garden.

KITCHEN

9'6" x 9'3" (2.92 x 2.84)

Fitted with a range of traditional wooden units and work surfaces incorporating a resin sink. Plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler. Windows to side and rear aspect.

SHOWER ROOM

6'6" x 5'4" (2.00 x 1.65)

Fitted with a vanity sink unit, concealed cistern wc, and shower enclosure with electric shower. Heated towel rail. Opaque window to side aspect.

BEDROOM 3

9'10" x 7'10" (3.00 x 2.40)

A versatile room to front aspect, with fitted storage cupboard.

FIRST FLOOR

BEDROOM 1

12'2" x 11'1" (3.71 x 3.40)

To front aspect, with a built-in storage/airing cupboard, and access to eaves storage space.

BEDROOM 2

11'2" x 9'5" (3.42 x 2.89)

To rear aspect, with fitted wardrobes.

OUTSIDE

The property stands on the corner of Walesby Close and Fallowfield Road, in attractive landscaped gardens featuring reclaimed brickwork to the front. A side gated driveway leads through further gates to the detached garage. The rear garden is laid to artificial lawn, with a sheltered patio area.

GARAGE

19'10" x 10'2" (6.05 x 3.11)

A concrete sectional detached garage with electric roller door, side door, and power/light.

COUNCIL TAX BAND

B


TENURE

FREEHOLD





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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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