

**43 Grantham Avenue, Scartho, North East Lincolnshire, DN33 2HQ**  
**£180,000**

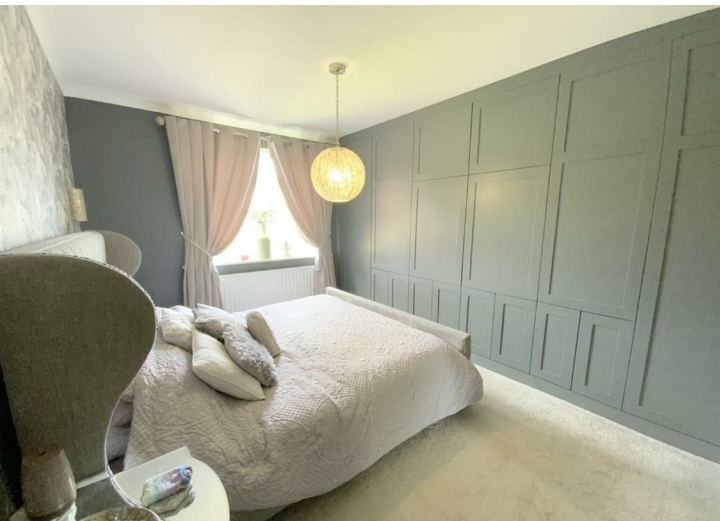


## Key Features:

- Extended Three Bedroom Semi Detached
- Sought After Residential Area
- Partially Refurbished
- Three Good Sized Bedrooms
- Newly Fitted Bathroom
- Popular School Catchment
- Driveway Parking & Detached Garage

A traditional three bedroom semi detached home located in this sought after area of Scartho, close to a wide range of village amenities and within popular school catchment.

The property has undergone partial refurbishment, offering scope for further cosmetic improvements and completion. Accommodation comprising:- entrance hall, cloaks/wc, a bay fronted lounge, dining room and kitchen. The first floor features a newly installed period style bathroom and three good sized bedrooms. New gas central heating boiler installed 2022. Set in lawned gardens with driveway and detached garage.





## ENTRANCE HALL

Front entrance to the property accessed via a composite door. With a side aspect window and staircase to the first floor

## CLOAKROOM

4'10" x 2'11" (1.48 x 0.90)

Fitted with a wc and hand basin. Opaque side aspect window.

## LOUNGE

13'2" x 11'6" (4.03 x 3.53)

A bay fronted lounge with recently fitted window. Featuring dark wood effect LVT flooring, and classic style fireplace incorporating an inset gas fire.

## DINING ROOM

13'0" x 11'0" (3.98 x 3.37)

Overlooking the rear garden, with fireplace incorporating a modern electric fire. Open access to:-

## KITCHEN

16'4" x 6'6" (5.00 x 2.00)

Fitted with a range of wall and base units, work surfaces incorporating a stainless steel sink, plumbing for a washing machine, gas cooker point and space for further appliances. Side and rear aspect windows.

## REAR ENTRANCE PORCH

With a fitted storage cupboard.

## FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop down ladder.

## BEDROOM 1

13'0" x 10'10" (3.98 x 3.31)

To rear aspect, featuring a full wall of fitted wardrobes.

## BEDROOM 2

11'6" x 10'11" (3.52 x 3.34)

To front aspect.

## BEDROOM 3

16'3" x 6'7" (4.96 x 2.03)

To rear aspect.

## BATHROOM

5'9" x 5'9" (1.77 x 1.77)

Featuring a period style suite comprising a pedestal basin, wc with high level cistern, and bath with overhead rainfall shower. Fully tiled. Heated towel rail. Opaque front aspect window.

## OUTSIDE

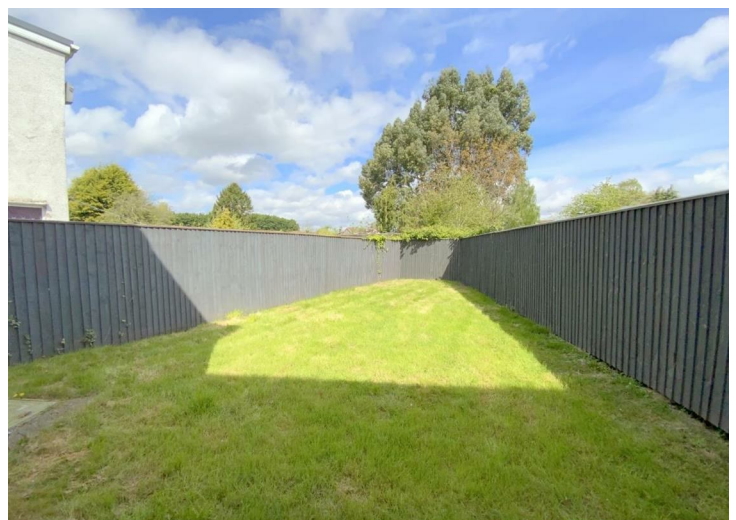
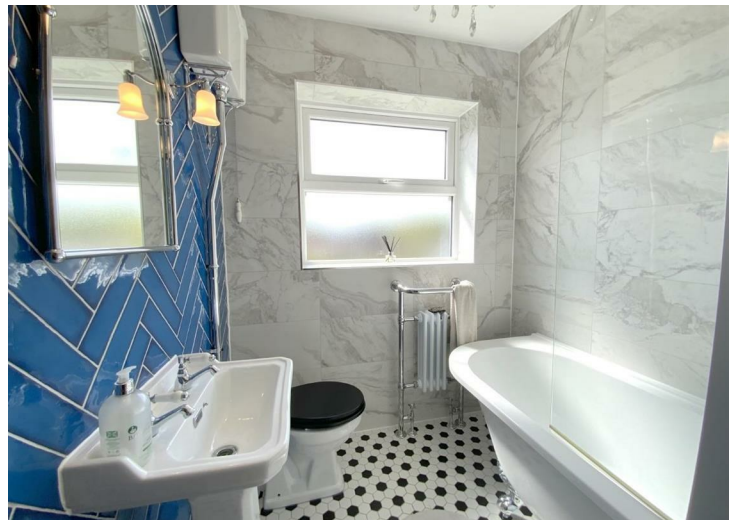
The property stands in mainly lawned gardens, with driveway and detached brick garage. Includes electric car charging point.

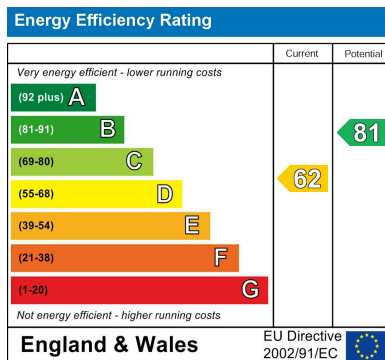
## TENURE

Freehold

## COUNCIL TAX BAND

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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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

