



**79 Worlaby Road, Scartho, North East Lincolnshire, DN33 3JR**  
**£140,000**



## Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Village Location
- Two Double Bedrooms
- Shower Room/Wet Room
- Good Sized Gardens
- Off Road Parking & Detached Garage
- Scope For Modernisation
- No Forward Chain
- VIDEO VIEWING AVAILABLE

A two bedroom semi-detached bungalow offered for sale in this ever popular residential area of Scartho, with easy access to a wide range of local amenities. The accommodation comprises; a side entrance hall, rear aspect living room, kitchen, shower room, and two double bedrooms. Set in good sized gardens, with driveway parking and detached garage. No forward chain.





### ENTRANCE HALL

Accessed via the side of the property, an L-shaped entrance hall with storage cupboard and access to the loft.

### LIVING ROOM

17'3" x 10'11" (5.26 x 3.33)

To rear aspect, with fireplace incorporating an electric fire, marble back and hearth.

### KITCHEN

12'6" x 10'3" (3.83 x 3.13)

Comprising of fitted wall and base units, built-in oven/grill, gas hob, and space for further appliances. Side and rear aspect windows, and access to the garden.

### BEDROOM 1

12'8" x 10'11" (3.87 x 3.33)

To front aspect.

### BEDROOM 2/STUDY

10'0" x 9'6" (3.05 x 2.92)

A versatile room, to front aspect.

### SHOWER ROOM/WET ROOM

7'10" x 6'2" (2.40 x 1.90)

Fitted with a vanity sink unit, concealed cistern wc, and shower. Non slip flooring and wall panelling. Obscure glazed window.

### OUTSIDE

The property features great outdoor space, having both lawned and paved gardens, with driveway parking and a detached brick garage.

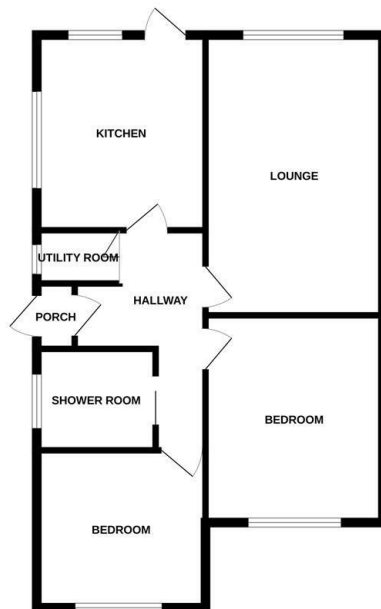
### TENURE

Freehold

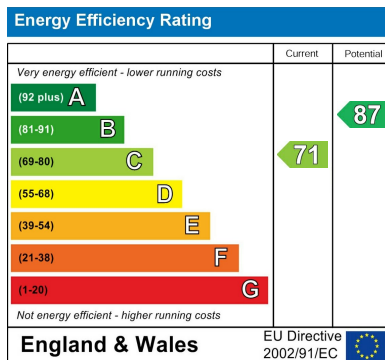
### COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other areas are approximate and the 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. Made with Metagen 02/04



## 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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