



7 Pasture Lane, Scartho Top, Scartho, North East Lincolnshire, DN33 3TF
£280,000

Key Features:

- Spacious Four Bedroom Detached Family Home
- Sought After Area Of Scartho Top
- Modern Flowing Layout To The Ground Floor
- Four Double Bedrooms
- Master Bedroom With En-Suite
- Excellent School Catchment
- Driveway Parking & Integral Garage
- No Forward Chain

A superb four bedroom detached family home offered for sale in this favoured area of Scartho Top, ideally placed within close proximity of local amenities and popular schools.

Immaculately presented, the accommodation offers a spacious contemporary flowing layout to the ground floor featuring an open plan kitchen diner, sunroom and a bay fronted lounge. To the first floor are four good sized double bedrooms including the master bedroom with en-suite, and a family bathroom. Externally, the property is approached by a driveway to the front giving access to the integral garage, whilst the rear offers a good sized lawned garden and paved patio. Viewing highly recommended...offered for sale with no forward chain.



ENTRANCE HALL

16'5" x 6'3" (5.01 x 1.93)

Accessed via a composite front entrance door. With access to the garage, oak effect laminate flooring and staircase to the first floor.

CLOAKROOM

5'8" x 2'7" (1.75 x 0.80)

Fitted with a pedestal hand basin and wc.

LOUNGE

18'4" x 10'8" (5.61 x 3.27)

A bay fronted lounge, with feature panelled wall, continued laminate flooring, and double doors opening into the kitchen diner.

KITCHEN/DINER

26'10" x 9'11" (8.20 x 3.03)

KITCHEN DINER

Featuring a large range of modern shaker style units and contrasting work tops incorporating a breakfast bar. Including a resin sink/drain, built in oven/grill, gas hob with extractor over, and an integrated dishwasher. Recess for an American style fridge/freezer, and plumbing for a washing machine. Rear aspect windows and access to the side of the property. Tiled floor. Dining area with continued laminate flooring and double doors opening into the sun room.

SUN ROOM

11'11" x 10'8" (3.65 x 3.26)

Additional living space overlooking the rear garden. With French doors opening onto the patio area. Continued laminate flooring.

FIRST FLOOR LANDING

With a storage/airing cupboard and access to the loft.

BEDROOM 1

14'6" x 10'11" (4.44 x 3.35)

Master bedroom to front aspect, with built-in mirror fronted wardrobes.

EN-SUITE

7'4" x 6'5" (2.25 x 1.98)

Measured into shower recess.

Fitted with a vanity sink unit, wc and recessed shower enclosure. Heated towel rail.

BEDROOM 2

12'4" x 12'3" (3.76 x 3.74)

Measured at maximum width.

To front aspect, with built-in mirror fronted wardrobes.

BEDROOM 3

10'10" x 9'4" (3.31 x 2.85)

To rear aspect.

BEDROOM 4

9'3" x 8'10" (2.84 x 2.71)

To rear aspect, with built-in mirror fronted wardrobes.

BATHROOM

7'9" x 5'7" (2.37 x 1.71)

Fitted with a vanity sink unit, wc, and panelled bath with overhead shower. Heated towel rail. Obscure glazed window.

OUTSIDE

The property is approached by a block paved driveway to the front having access to the integral garage. The rear garden is mainly laid to lawn with an Indian sandstone paved patio.

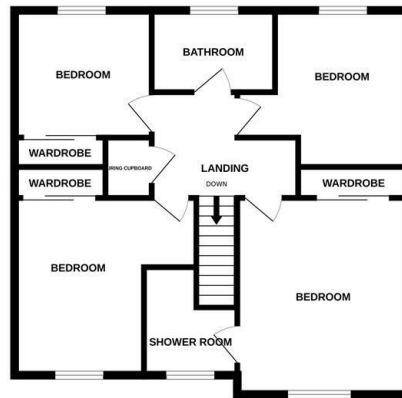
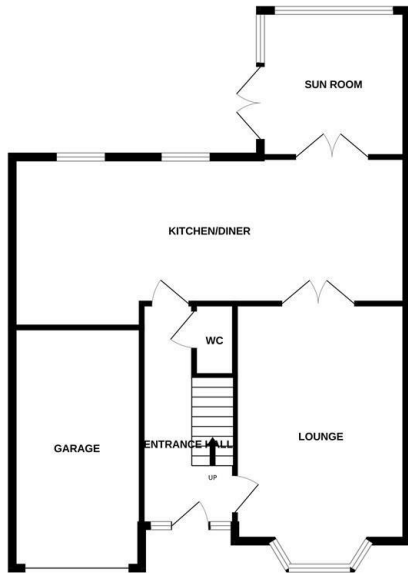
TENURE

Freehold

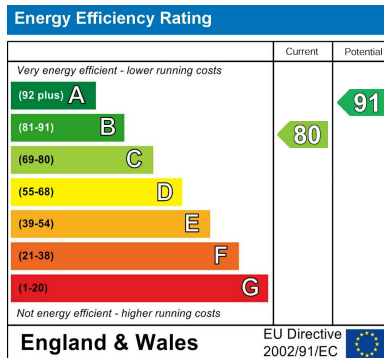
COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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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