



**1 Emfield Grove, Scartho, North East Lincolnshire, DN33 3BS**  
**£165,000**



## Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Village Location
- Spacious Corner Position
- Two Double Bedrooms, Kitchen & Bathroom
- Off Road Parking & Detached Garage
- No Forward Chain

A two bedroom semi-detached bungalow occupying a spacious corner position, set in well maintained lawned gardens with driveway and detached garage. Located in this ever popular area of Scartho, off Waltham Road, with easy access to a wide range of local amenities, schools and Diana Princess of Wales Hospital.

The accommodation offers excellent scope for general modernisation, comprising; entrance hall, a bay fronted lounge, kitchen, bathroom, and two double bedrooms - one of which could be used as a dining room. Viewing Highly Recommended...Offered for sale with No Forward Chain.





## ENTRANCE HALL

A central entrance hall, with loft access via a drop down ladder.

## LOUNGE

14'1" x 11'7" (4.31 x 3.54)

With a bay window to front aspect, and further side window.

## KITCHEN

12'6" x 9'11" (3.83 x 3.03)

Fitted with a range of white wall and base units, work tops incorporating a stainless-steel sink, breakfast bar, built-in oven/grill, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler - approximately 4 years old. Rear aspect window and entrance door.

## BEDROOM 1

13'7" x 10'10" (4.16 x 3.32)

To rear aspect.

## BEDROOM 2/DINING ROOM

11'5" x 10'9" (3.50 x 3.29)

To front aspect.

## BATHROOM

7'10" x 5'3" (2.41 x 1.62)

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

## OUTSIDE

The property is situated on the corner of Emfield Grove, with well maintained lawned gardens to the front and side. The rear is mainly paved, with driveway leading to the detached garage (wooden construction with electric and pitched roof).


## TENURE

FREEHOLD

## COUNCIL TAX BAND

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

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

