



5 Bellflower Road, Scartho, North East Lincolnshire, DN33 3AZ
£360,000

Key Features:

- Immaculately Presented Detached Family Home
- Four Good Sized Bedrooms
- Kitchen Diner, Sun Room & Lounge
- En-Suite Shower Room & Family Bathroom
- Cloakroom & Utility
- LIVE/WORK STUDIO Over Double Garage
- Ample Driveway Parking
- Immaculately Maintained Gardens

A beautifully presented four bedroom detached property in 'show home' condition, situated on the modern development of 'Springfield Park'.

Located in the ever popular village of Scartho, ideally placed for a wide range of amenities, Grimsby hospital, and in catchment of highly regarded schools.

Offering spacious family accommodation, the property features four good sized bedrooms including the master bedroom with en-suite, a lovely dual aspect lounge, sun room, kitchen diner, utility and cloakroom.

A superb feature is the live/work studio over the double garage providing endless opportunities, ideal as a games room, business, home office, or gym.

Externally, the house stands in immaculately maintained gardens with ample driveway parking. Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a modern composite front entrance door. With wood effect laminate flooring and understairs storage cupboard.

CLOAKROOM

Fitted with a wc and pedestal hand basin.

LOUNGE

20'6" x 11'5" (6.25 x 3.49)

With front and side aspect windows, and French doors opening onto the rear garden.

KITCHEN DINER

20'6" x 10'8" (6.25 x 3.26)

Fitted with a range of modern shaker style units, contrasting work tops incorporating a stainless-steel sink, built-in oven/grill, gas hob with extractor over, integrated fridge, freezer and dishwasher. Wood effect tiled floor. Front aspect window. French doors opening into:-

SUN ROOM

12'2"x.1007'2" (3.73x.307)

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

UTILITY

6'7" x 5'2" (2.03 x 1.58)

Providing plumbing for a washing machine, dryer space, and storage/airing cupboard housing the gas central heating boiler.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'8" x 10'2" (3.56 x 3.11)

With built-in mirror fronted wardrobes, and side aspect window.

EN-SUITE SHOWER ROOM

6'7" x 4'9" (2.03 x 1.46)

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

BEDROOM 2

10'11" x 10'6" (3.35 x 3.21)

To rear aspect.

BEDROOM 3

12'11" x 7'9" (3.95 x 2.38)

To front aspect.

BEDROOM 4

9'8" x 7'8" (2.95 x 2.34)

To front aspect.

FAMILY BATHROOM

6'9" x 6'6" (2.07 x 2.00)

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

OUTSIDE

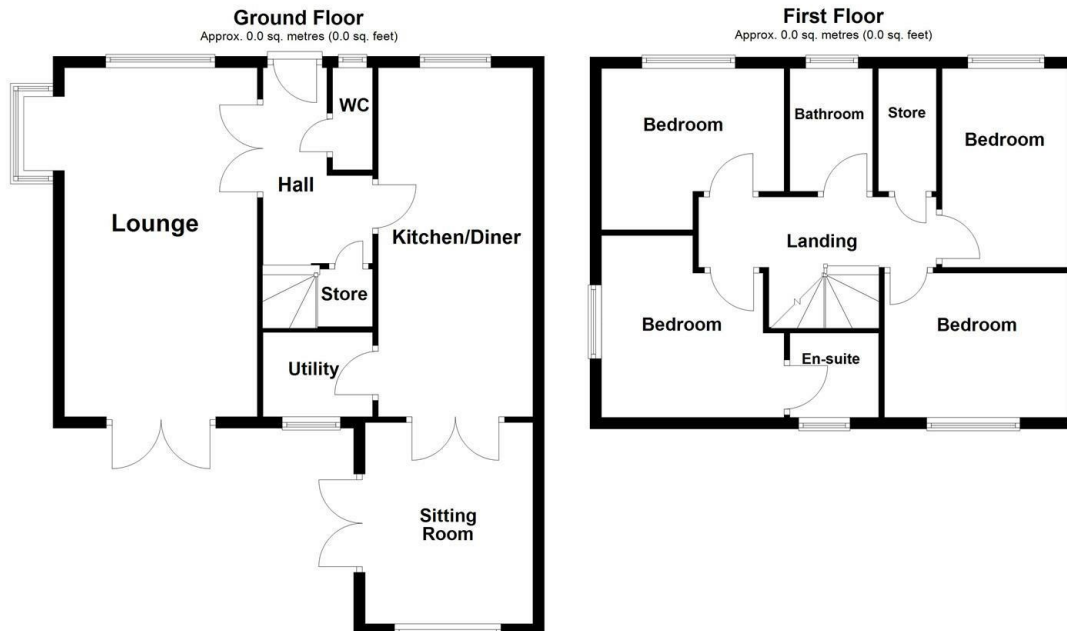
The property is approached by a spacious block paved driveway providing off road parking for 3-4 vehicles. The rear garden is mainly laid to lawn with established borders, paved patio and decking area. Gated access leads to a designated storage area for bins etc.

DOUBLE GARAGE/ LIVE WORK STUDIO

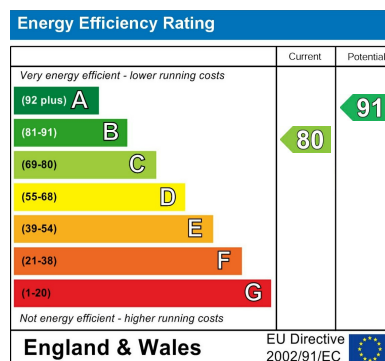
19'1" x 18'6" (5.84 x 5.64)

With twin up and over doors, additional side door and staircase to the first floor.





Total area: approx. 0.0 sq. metres (0.0 sq. feet)



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