



36 Shaw Drive, Scartho, North East Lincolnshire, DN33 2JB
£270,000

Key Features:

- Detached Family Home
- Popular Scartho Location
- Three Good Sized Bedrooms
- Three Reception Rooms & Conservatory
- Modern Fitted Kitchen
- Master Bedroom With En Suite
- Ample Driveway Parking & Integral Garage

A superbly maintained three bedroom detached family home situated in this highly regarded residential area of Scartho, ideally placed for a wide range of local amenities and popular schools.

Featuring immaculately presented and versatile accommodation, comprising; entrance hall, cloaks/wc, lounge, a further sitting room, conservatory, a modern fitted kitchen and separate dining room. To the first floor are three good sized bedrooms, an en-suite shower room to the master bedroom as well as the main family shower room.

Occupying a spacious corner position, the property offers a double width driveway with access to the integral garage, and a landscaped garden at the rear. Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property accessed via a composite door. With staircase to the first floor accommodation.

CLOAK ROOM

4'8" x 2'9" (1.44 x 0.85)

Fitted with a wc and corner vanity sink unit.

LOUNGE

13'11" x 11'11" (4.26 x 3.65)

A front aspect lounge, with feature fireplace ideal for an electric stove. Open access leads to:-

SITTING ROOM/SNUG

11'8" x 8'8" (3.56 x 2.66)

A versatile room with French doors opening into the conservatory.

CONSERVATORY

9'10" x 8'11" (3.02 x 2.74)

A uPVC conservatory overlooking the rear garden. With tiled floor, and access onto the patio area.

KITCHEN

10'5" x 8'8" (3.20 x 2.66)

Featuring a range of modern gloss units and contrasting worktops incorporating a composite sink. Appliances include a Rangemaster dual fuel ranger cooker with extractor over, integrated microwave, wine cooler, and plumbing for a dishwasher. Wall unit housing the gas central heating boiler. Rear aspect window.

ADDITIONAL KITCHEN AREA

8'3" x 5'10" (2.53 x 1.80)

With continued storage units, and integrated fridge/freezer. Laminate flooring throughout.

DINING ROOM

17'1" x 7'8" (5.23 x 2.34)

Separate dining space, with continued laminate flooring, rear aspect window, and access onto the garden. Personal door leading into the garage.

FIRST FLOOR LANDING

With access to the loft, and storage/airing cupboard housing the hot water cylinder and pressurised water pumps.

BEDROOM 1

14'2" x 9'11" (4.34 x 3.04)

To front aspect, featuring a full wall of built-in wardrobe having modern sliding doors.

EN SUITE

6'3" x 5'6" (1.93 x 1.69)

Fitted with a quadrant shower enclosure, wc, and fitted storage incorporating a wash basin. Heated towel rail. Obscure glazed window.

BEDROOM 2

10'11" x 8'11" (3.34 x 2.73)

To rear aspect, with fitted wardrobes/storage.

BEDROOM 3

9'4" x 7'9" (2.87 x 2.38)

To rear aspect.

SHOWER ROOM

8'0" x 5'5" (2.46 x 1.66)

Featuring fitted storage incorporating a wash basin and wc with concealed cistern. Large walk-in shower with dual heads. Heated towel rail. Obscure glazed window.

OUTSIDE

Set on a corner position, the property is approached by a block paved driveway providing parking for two vehicles, with EV charger, and access to the integral garage. The rear garden is relatively low maintenance featuring paved patio areas, gravelled beds and a small area of artificial lawn. Power sockets and lighting.

GARAGE

16'10" x 8'3" (5.14 x 2.53)

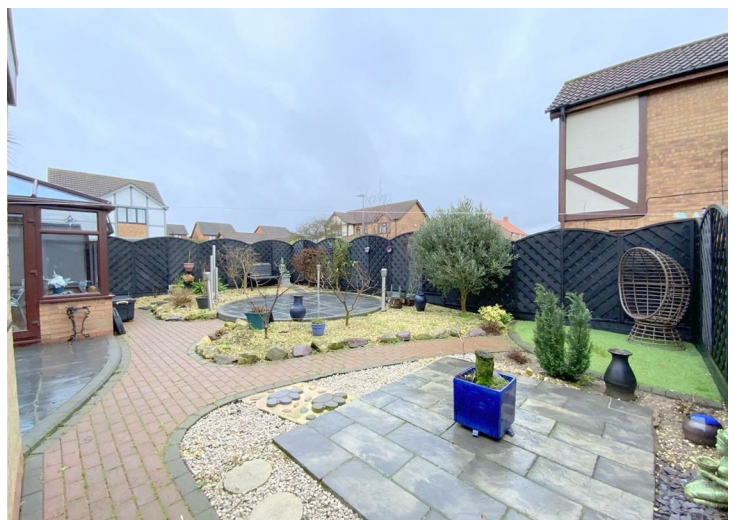
With an up and over front door, internal access door, power/light, and plumbing for a washing machine.

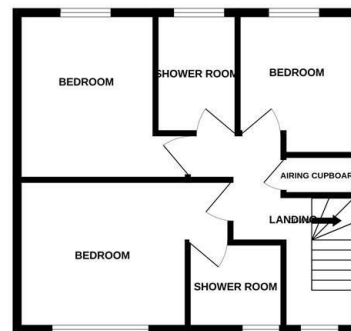
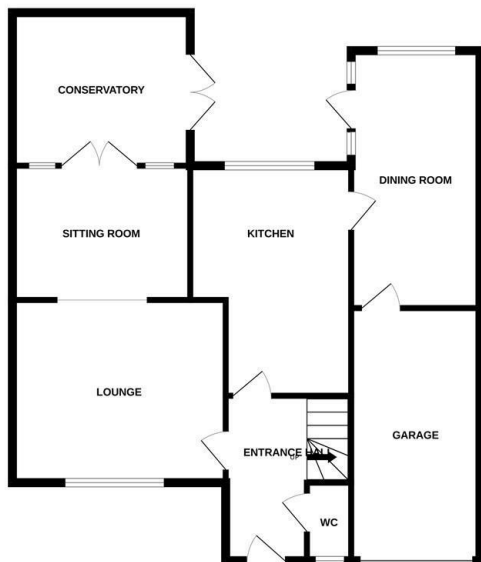
TENURE

Freehold

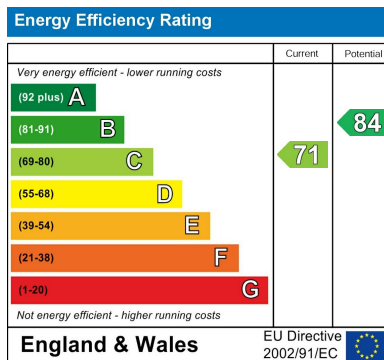
COUNCIL TAX

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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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