



**24 Bellflower Road, Scartho, North East Lincolnshire, DN33 3AZ**  
**£290,000**

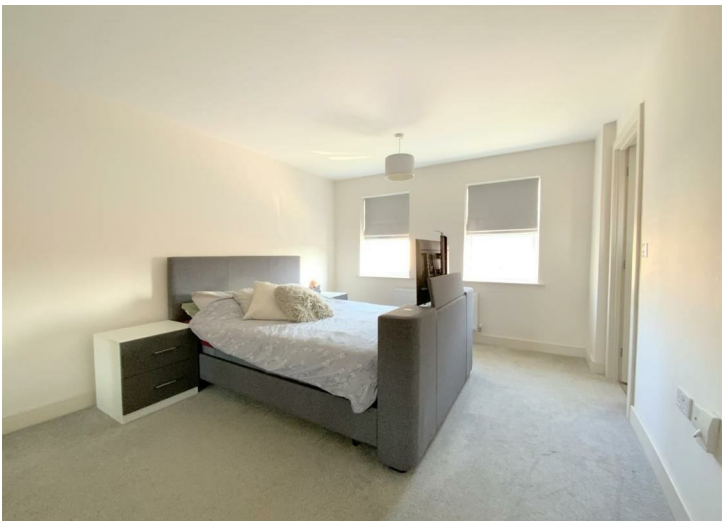


## Key Features:

- Modern Four Bedroom Detached Property
- Spacious & Versatile Family Accommodation
- Four Good Sized Double Bedrooms
- Open Plan Kitchen/Dining Room
- Separate Lounge & Sun Room
- En-Suite Shower Room & Family Bathroom
- Off Road Parking For Multiple Vehicles
- Enclosed Rear Garden
- Integral Garage

Situated on the popular 'Springfield Park' development in Scartho, a modern four bedroom detached property built in 2019. Located a short distance from a wide range of local amenities, Grimsby hospital and within highly regarded school catchment.

Offering spacious and versatile family living, comprising; entrance hall, cloaks/wc, a bay fronted lounge, open plan kitchen/dining room, and sunroom. To the first floor are four good sized double bedrooms, an en-suite shower room, and family bathroom. Set in mainly lawned gardens, the property is approached over a large parking forecourt providing off road parking for several vehicles, ideal for vans, a motor home or caravan.





### ENTRANCE HALL

Accessed via a composite front entrance door. With new wooden staircase to the first floor, and access into the garage.

### CLOAKROOM

5'9" x 2'9" (1.77 x 0.85)

Fitted with a pedestal hand basin and wc.

### LOUNGE

18'10" x 10'9" (5.75 x 3.29)

Measured into bay.

With a bay window to front aspect, and double doors opening into the kitchen/dining room.

### KITCHEN/DINING ROOM

26'11" x 11'6" (8.21 x 3.52)

Featuring a large range of shaker style units and contrasting worktops incorporating a breakfast bar. Built-in oven/grill, gas hob with extractor over, integrated fridge/freezer, dishwasher and washing machine. Tiled floor. Two rear aspect windows, and French doors opening into the sun room.

### SUNROOM

12'0" x 10'0" (3.66 x 3.05)

Additional living space overlooking the rear garden.

### FIRST FLOOR LANDING

With a built-in storage/airing cupboard, and access to the loft.

### BEDROOM 1

13'9" x 11'0" (4.21 x 3.36)

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

### EN-SUITE

6'5" x 4'7" (1.97 x 1.40)

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

### BEDROOM 2

14'0" x 12'1" (4.27 x 3.70 )

Measured at maximum width.

To front aspect.

### BEDROOM 3

11'1" x 9'3" (3.38 x 2.84)

To rear aspect.

### BEDROOM 4

10'10" x 9'3" (3.32 x 2.84)

To rear aspect.

### FAMILY BATHROOM

7'9" x 5'6" (2.38 x 1.70)

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

### OUTSIDE

The property stands with a spacious block paved driveway providing ample off road parking, with EV charger, and access to the integral garage. Gated side access leads to the enclosed rear garden which is mainly laid to lawn.

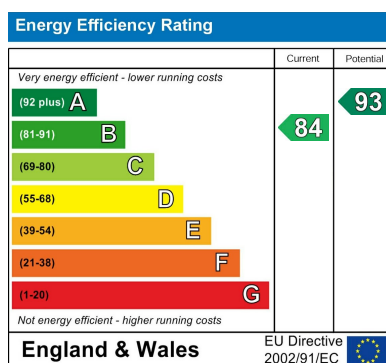
### TENURE

Freehold

### COUNCIL TAX BAND

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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

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

