



7 Rosemallow Close, Scartho, North East Lincolnshire, DN33 3EN
£220,000

Key Features:

- Spacious Three Bedroom End Link Home
- Popular Village Location
- Modern Open Plan Layout To The Ground Floor
- En-Suite Shower Room & Family Bathroom
- Ample Off Road Parking & Garage
- Gardens To The Front & Rear
- NHBC Warranty Remaining

This attractive three bedroom end link home, built in 2018 by Cyden Homes, sits in a quiet cul de sac on the popular Springfield Park development. An ideal choice for first time buyers and small families, it offers plenty of space inside and out, and features a sociable open plan ground floor layout. The accommodation includes a bay fronted lounge, kitchen diner with French doors to the rear, and a handy downstairs cloakroom. Upstairs are three good sized bedrooms all with built-in wardrobes, main bedroom with en-suite, plus a family bathroom. There are gardens to the front and rear, a garage and a lengthy driveway providing ample parking. NHBC warranty still in place. Located in this sought after residential area of Scartho, a short distance to a wide range of village amenities, Grimsby hospital, and within highly regarded school catchment.



ENTRANCE HALL

Accessed via a composite front entrance door. With herringbone style laminate flooring, and staircase to the first floor.

CLOAKROOM

5'4" x 2'9" (1.64 x 0.84)

Fitted with a wc and pedestal hand basin.

LOUNGE

18'3" x 10'8" (5.58 x 3.26)

A bay fronted lounge, with further side aspect window, and open access to:-

KITCHEN DINER

17'5" x 10'10" (5.32 x 3.32)

Fitted with a range of modern shaker style units and contrasting worktops incorporating a resin sink. Built-in oven, induction hob with extractor over, integrated dishwasher, plumbing for a washing machine, and recess for a larder fridge/freezer. Unit housing the gas central heating boiler. Rear aspect window and French doors opening onto the garden.

FIRST FLOOR LANDING

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

BEDROOM 1

12'2" x 12'1" (3.72 x 3.70)

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

EN - SUITE

7'3" x 6'6" (2.23 x 2.00)

Measured into shower recess.

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

BEDROOM 2

9'9" x 8'11" (2.98 x 2.72)

To rear aspect, a second double bedroom with built-in mirror fronted wardrobes.

BEDROOM 3

10'5" x 6'2" (3.19 x 1.90)

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

BATHROOM

7'4" x 5'6" (2.25 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 open plan to the front, with lawn and lengthy block paved driveway leading through double gates to the garage. The rear garden is enclosed, featuring Indian sandstone paving, lawn, and a raised decking area.

TENURE

Freehold

COUNCIL TAX BAND

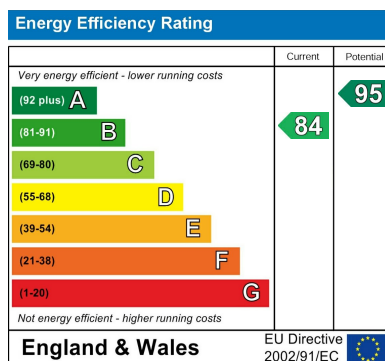
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TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

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.

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