



56 Mendip Avenue, Scartho, North East Lincolnshire, DN33 3AN
£162,500

Key Features:

- Three Bedroom End Terrace Home
- Scartho Village Location
- Well Presented Modern Interior
- Open Plan Kitchen Diner - Recently Refurbished
- Ample Driveway Parking
- Good Sized Rear Garden
- Popular School Catchment

A well presented three bedroom end terrace home situated in this established and convenient area of Scartho. Positioned within a highly regarded school catchment area and close proximity to a wide range of village amenities, it's an ideal choice for families and first time buyers alike.

The accommodation features a recently refurbished open plan kitchen diner, complete with modern shaker style units, a useful pantry, and French doors opening onto the rear garden. There's a separate front aspect lounge, a modern family bathroom, and three bedrooms - the main bedroom benefiting a range of stylish bespoke fitted storage. The home is enhanced by plantation shutters fitted mainly throughout, and an updated gas central heating boiler installed in 2023. Outside, there is ample driveway parking, and a good sized rear garden. Viewing Highly Recommended.



ENTRANCE HALL

12'8" x 6'10" (3.88 x 2.10)

Accessed via a modern composite front door. With porcelain tiled floor, and staircase to the first floor.

LOUNGE

12'9" x 10'6" (3.90 x 3.22)

A front aspect lounge, with modern wall mounted electric fire.

KITCHEN DINER

14'9" x 10'4" (4.52 x 3.17)

A well-designed kitchen featuring modern shaker style base units and contrasting worktops incorporating a breakfast bar. Including a built-in oven, gas hob with extractor over, integrated dishwasher and wine cooler. Composite sink with Quooker tap - providing filtered and instant boiling water. Unit housing the gas central heating boiler (Worcester, Combination). Dedicated built-in pantry with shelving, and a useful utility cupboard providing plumbing for a washing machine & dryer/fridge-freezer space. Continued porcelain tiled floor. Rear aspect window and French doors opening onto the garden.

FIRST FLOOR LANDING

With access to the loft, and side aspect window.

BEDROOM 1

12'10" x 11'0" (3.93 x 3.37)

To front aspect, featuring a range of bespoke fitted wardrobes/drawers.

BEDROOM 2

10'5" x 10'1" (3.19 x 3.08)

To rear aspect, with a built-in storage cupboard.

BEDROOM 3

9'7" x 7'2" (2.93 x 2.19)

To front aspect with fitted corner wardrobe.

BATHROOM

7'6" x 5'3" (2.30 x 1.62)

Fully tiled, with modern fitted storage incorporating a wash basin and wc. Panelled bath with overhead shower. Heated towel rail. Obscure glazed window.

OUTSIDE

The property stands in mainly lawned gardens, with driveway parking for up to three cars, and useful brick-built store.

COUNCIL TAX

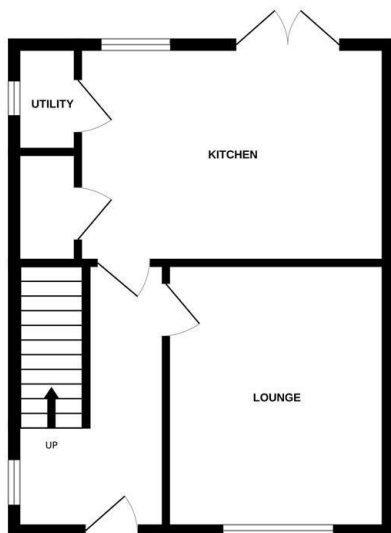
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TENURE

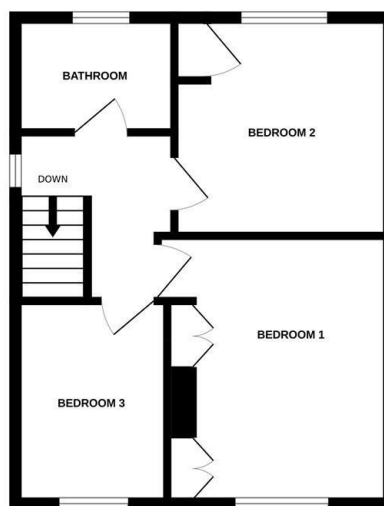
FREEHOLD



GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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