



36 Bellflower Road, Scartho, North East Lincolnshire, DN33 3AZ
£357,000

Key Features:

- Impressive Four Double Bedroom Detached Property
- Built By Cyden Homes In 2019 - Large Plot Size
- Double Garage & Driveway Parking For Four Vehicles
- Kitchen Diner With Adjoining Sunroom
- Separate Lounge & Study/Snug
- Utility Room & Downstairs WC
- En-Suite To Main Bedroom
- Jack & Jill Shower Room & Family Bathroom
- Generous Lawned Rear Garden
- NHBC Warranty Remaining

**** OPEN WEEKEND ****

SATURDAY 22ND NOVEMBER 10.00AM - 14.00PM
SUNDAY 23RD NOVEMBER 10.00AM - 14.00PM

**** NO APPOINTMENT NECESSARY ****

Occupying one of the largest plots within the popular Springfield Park development in Scartho, this impressive four bedroom detached home offers spacious and well-planned accommodation. Built in 2019 by Cyden Homes, the property combines modern design with practical features throughout. A welcoming hallway leads through double doors to the generous lounge, while the open plan kitchen diner flows into a bright sunroom, creating a sociable and versatile space. A separate study/snug provides additional living space, and for everyday convenience there's a utility room and downstairs wc. Upstairs, there are four double bedrooms, including a main bedroom with an en-suite shower room. Bedrooms two and three are connected by a Jack and Jill shower room, and there's an additional family bathroom. Outside, the property boasts a superb sized rear garden, a double garage, and driveway providing parking for up to four vehicles. Located in a sought-after residential area with easy access to local amenities and highly regarded schools, this is a well presented home offering space, flexibility, and a great setting for family life...Viewing Highly Recommended. No Forward Chain.



ENTRANCE HALL

A welcoming entrance hall, featuring double doors opening into the lounge. With tiled floor, and staircase to the first floor.

CLOAKROOM

5'6" x 2'9" (1.70 x 0.85)

Fitted with a pedestal hand basin, and wc.

LOUNGE

15'1" x 11'5" (4.60 x 3.48)

A well-proportioned lounge, with a front aspect window.

STUDY/SNUG

10'6" x 8'11" (3.21 x 2.74)

A versatile room, ideal as a home office, playroom or additional sitting room.

KITCHEN DINER

29'3" x 9'7" (8.94 x 2.93)

Featuring sociable open plan dining and entertaining space, having access into the sunroom. The kitchen area offers a large range of modern shaker style units and contrasting worktops incorporating a breakfast bar. Built-in double oven, gas hob with extractor over and an integrated dishwasher. Continued tiled floor, and dual aspect windows.

SUNROOM

10'0" x 12'0" (3.06 x 3.66)

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

UTILITY ROOM

6'8" x 5'4" (2.04 x 1.64)

Providing additional storage including a useful built-in cupboard. Space for laundry appliances, and external access to the side of the property.

FIRST FLOOR LANDING

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

BEDROOM 1

14'9" x 12'8" (4.50 x 3.88)

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

EN-SUITE SHOWER ROOM

6'5" x 4'9" (1.97 x 1.46)

With recessed shower enclosure, vanity sink unit, wc, and heated towel rail.

BEDROOM 2

12'1" x 10'2" (3.70 x 3.12)

With a side aspect window, and access to the Jack & Jill shower room.

BEDROOM 3

10'9" x 8'5" (3.28 x 2.57)

To rear aspect, with access to the Jack & Jill shower room.

JACK & JILL SHOWER ROOM

6'0" x 5'4" (1.85 x 1.63)

Serving bedrooms 2 & 3, comprising a recessed shower enclosure, vanity sink unit, wc, and heated towel rail.

BEDROOM 4

10'7" x 9'2" (3.25 x 2.81)

A further double bedroom, to front aspect.

FAMILY BATHROOM

7'4" x 6'9" (2.25 x 2.07)

Fitted with a vanity sink unit, wc, panelled bath with shower attachment, and heated towel rail.

OUTSIDE

Set in a cul de sac the property occupies one of the developments largest plots, enjoying a generous rear garden - being mainly laid to lawn and paved patio. The front of the property is open plan having a spacious block paved driveway providing ample parking and access to the double garage.

GARAGE

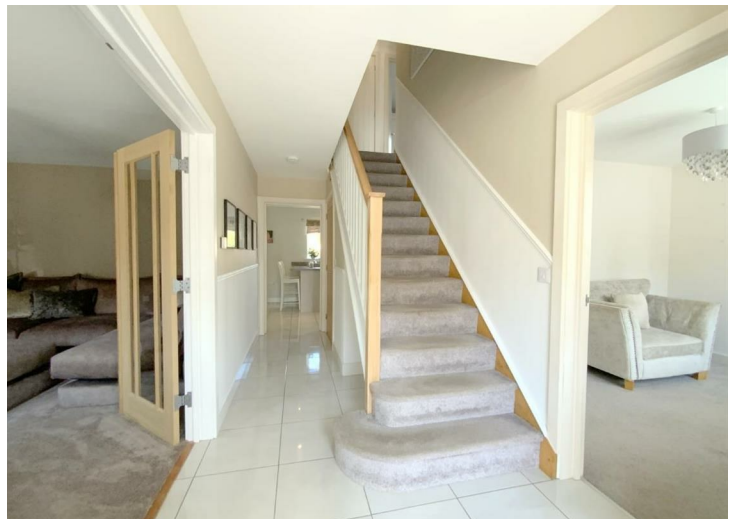
A detached double garage with twin up-and-over doors, power and lighting.

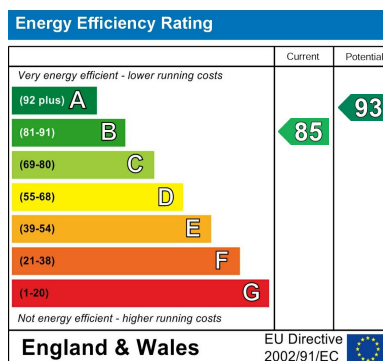
TENURE

FREEHOLD

COUNCIL TAX

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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