



**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

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

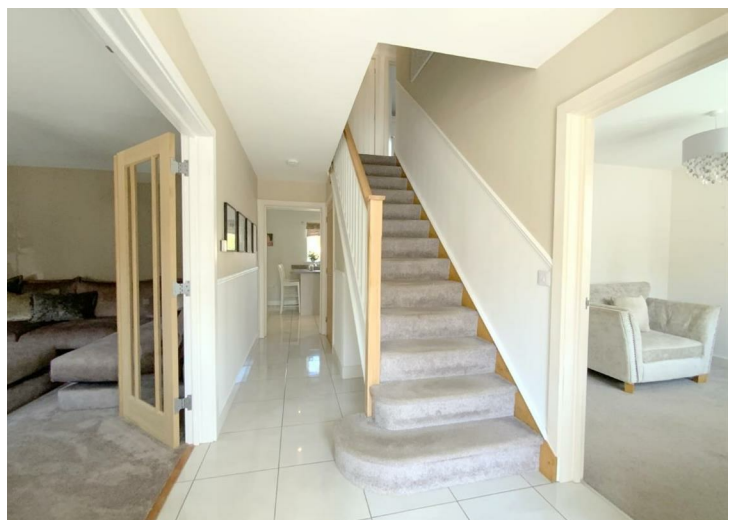
A detached double garage with twin up-and-over doors, power and lighting.

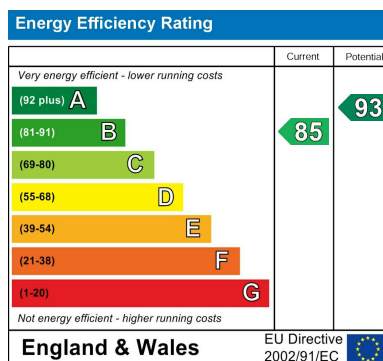
### TENURE

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

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