



64 Allestree Drive, Scartho, North East Lincolnshire, DN33 3DX
£210,000

Key Features:

- Traditional Bay Fronted Semi Detached
- Three Double Bedrooms
- Lounge, Open Plan Kitchen Diner & Conservatory
- Downstairs WC & First Floor Family Bathroom
- Generous Rear Garden With Gated Access To Park
- Driveway Parking & Detached Garage
- Popular School Catchment

A traditional bay fronted semi detached home set in a pleasant cul de sac in this established and highly regarded area of Scartho, well positioned for popular schools and village amenities.

Ideal for families, the property offers three good sized bedrooms, a generous lawned rear garden and plenty of potential to modernise and make your own.

The internal layout includes a front lounge, open plan kitchen diner, conservatory and a downstairs WC. Upstairs, there are three double bedrooms and a family bathroom.

Outside, the standout feature is the spacious lawned rear garden which has gated access to the park behind - great for families, outdoor entertaining, or future development (subject to planning). There's also ample driveway parking, and a detached brick garage. An excellent opportunity...Viewing highly recommended.



ENTRANCE HALL

With a side aspect window, and useful understairs cupboard housing the gas central heating boiler.

LOUNGE

14'7" x 11'6" (4.45 x 3.52)

A bay fronted lounge, with fireplace incorporating an electric fire.

KITCHEN DINER

18'11" x 10'5" (5.77 x 3.20)

A spacious open plan kitchen fitted with base and wall mounted units, built-in oven, gas hob, and space for further appliances. Side and rear aspect windows, and French doors opening into the conservatory.

CONSERVATORY

12'10" x 9'8" (3.93 x 2.95)

Additional living space overlooking the rear garden, with access onto the patio area.

WC

3'2" x 2'10" (0.98 x 0.88)

FIRST FLOOR LANDING

With a side aspect window and access to the loft.

BEDROOM 1

13'9" x 10'11" (4.21 x 3.35)

To rear aspect, with views of the garden and park beyond.

BEDROOM 2

14'7" x 9'5" (4.45 x 2.88)

With a bay window to front aspect, and fitted wardrobes.

BEDROOM 3

10'5" x 7'2" (3.18 x 2.19)

A further double bedroom, to rear aspect.

BATHROOM

7'0" x 6'4" (2.14 x 1.95)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower.

OUTSIDE

The property occupies a good sized plot having a spacious lawned rear garden, offering plenty of room for family use and outdoor entertaining. Gated access leads directly onto Quantock Recreation Park, and there's an additional garden room/conservatory located behind the garage. The front includes a block paved driveway providing off road parking and access to the detached brick garage.

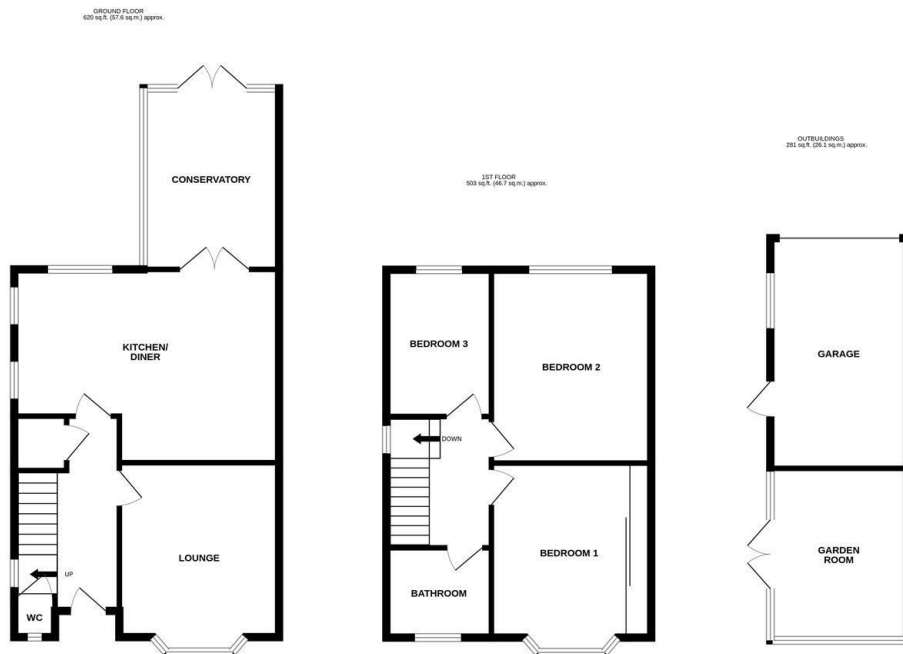
TENURE

FREEHOLD

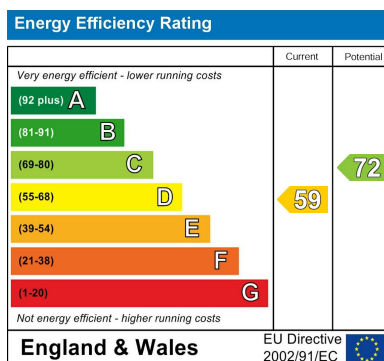
COUNCIL TAX BAND

C





TOTAL FLOOR AREA: 1404 sq.ft. (130.4 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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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