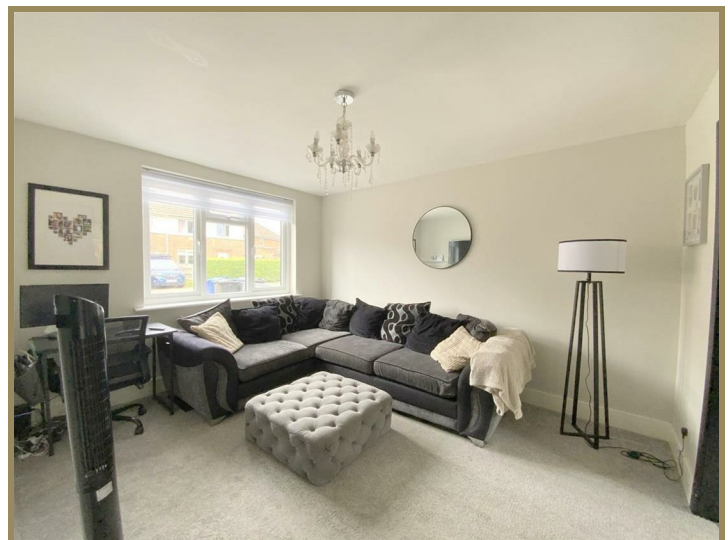




9 Tonbridge Walk, Scartho, North East Lincolnshire, DN33 3AT
£150,000

Key Features:

- Three Bedroom Mid Link Property
- Popular Village Location
- Modern Kitchen & Bathroom
- Lounge/Dining Room
- Three Double Bedrooms
- Off Road Parking - Double Width Driveway
- Gated Rear Access
- Low Maintenance Landscaped Garden
- Composite Decked Terrace & Handy Outdoor WC

A three bedroom mid link property located in this well established and convenient area of Scartho. An ideal opportunity for first time buyers or families, situated close to a wide range of amenities and within the catchment of popular schools.

Well presented, the accommodation offers three good sized bedrooms, a modern fitted kitchen and bathroom, and a lounge with double doors opening into the dining room. Outside, the front of the property benefits from a spacious block paved driveway, and gated access leading to the rear garden.

The garden is designed for low maintenance, complete with artificial lawn and a composite decked terrace - providing an ideal spot for a hot tub. Additional features include a timber clad store and a handy outdoor WC, making this perfect for families and entertaining.



ENTRANCE HALL

Accessed via a modern composite front door. With useful storage cupboard and staircase to the first floor.

LOUNGE

12'9" x 10'5" (3.90 x 3.19)

A front aspect sitting room, with double doors opening to:

DINING ROOM

8'10" x 10'5" (2.71 x 3.18)

Ideal dining space - currently used as a play room.

KITCHEN

10'4" x 8'5" (3.17 x 2.59)

Comprising of modern wall and base units, work tops inset with a resin sink, built-in oven and induction hob with extractor over. Plumbing for a washing machine and dishwasher, and space for further appliances. Access onto the rear garden.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

10'6" x 11'1" (3.22 x 3.40)

To rear aspect, with a full wall of built in wardrobes - housing the gas central heating boiler.

BEDROOM 2

12'11" x 8'5" (3.94 x 2.59)

To front aspect, with a built-in wardrobe/storage cupboard.

BEDROOM 3

11'3" x 9'7" (3.45 x 2.93)

To front aspect.

BATHROOM

7'6" x 5'5" (2.31 x 1.66)

Fitted with a vanity sink unit, concealed cistern wc, and panelled bath with shower over - dual shower heads and glazed screen.

TENURE

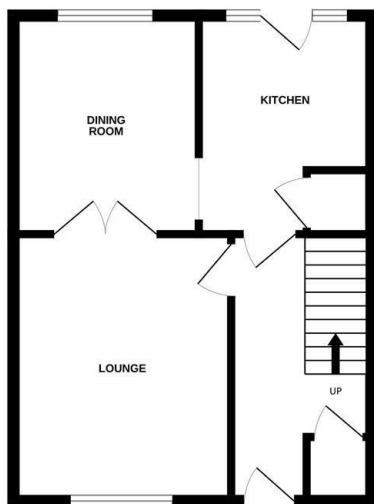
Freehold

COUNCIL TAX BAND

A



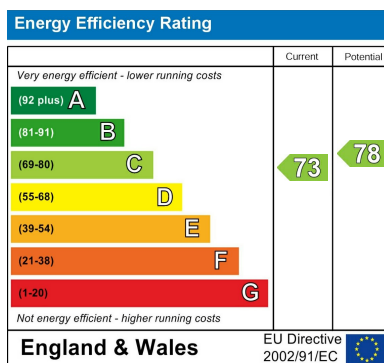
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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

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