



**275 Louth Road, Scartho, North East Lincolnshire, DN33 2JY**  
**£175,000**



## Key Features:

- Two Bedroom Semi Detached Home
- Sought After Scartho Location
- Spacious Open Plan Living Room
- Modern Breakfast Kitchen
- Utility Room/WC
- Two Double Bedrooms
- Main Bedroom With En Suite
- Family Shower Room
- Generous Plot With Long Rear Garden
- Ample Driveway Parking

Set well back on Louth Road, in this popular and convenient area of Scartho, a two bedroom semi detached home occupying a generous plot with ample driveway parking, and a long rear garden which offers plenty of potential.

Extended on the ground floor, the accommodation features a spacious open plan living room with log burner, a modern breakfast kitchen, and a utility room/WC. Upstairs there are two double bedrooms including the main bedroom with en-suite, and a separate family shower room.

With local amenities, schools, and transport links close by, the property offers a practical home with scope to make it your own... Viewing highly recommended.





### ENTRANCE HALL

Accessed via a front entrance porch leading into the hallway. Having wood effect laminate flooring and staircase to the first floor.

### LIVING ROOM

25'7" x 14'10" (7.80 x 4.53)

Measured at maximum width

A spacious open plan sitting/dining room, with feature fireplace incorporating a log burner. Of dual aspect having a bay window to the front and French doors opening to the rear. Understairs storage recess housing the gas central heating boiler, and continued laminate flooring.

### UTILITY ROOM/WC

5'1" x 4'9" (1.55 x 1.45)

Providing additional storage and space for laundry appliances.

### BREAKFAST KITCHEN

22'0" x 8'4" (6.72 x 2.56)

Fitted with a range of modern white gloss units and contrasting granite work tops. Built-in oven, five ring gas hob, and space for a fridge/freezer. Breakfast bar island inset with a 1.5 ceramic sink, incorporating further storage and an integrated dishwasher. Side aspect windows, velux roof lights, and French doors opening onto the rear garden.

### FIRST FLOOR LANDING

With a side aspect window and access to the loft.

### BEDROOM 1

11'8" x 9'5" (3.56 x 2.89)

To front aspect, with a full wall of built-in wardrobes.

### EN-SUITE

7'9" x 2'10" (2.37 x 0.88)

Fitted with a shower enclosure, wash basin, WC, and heated towel rail.

### BEDROOM 2

11'5" x 9'7" (3.48 x 2.93)

A second double bedroom, to rear aspect.

### SHOWER ROOM

8'4" x 4'9" (2.55 x 1.47)

Fitted with a shower enclosure, pedestal basin, WC, and heated towel rail.

### OUTSIDE

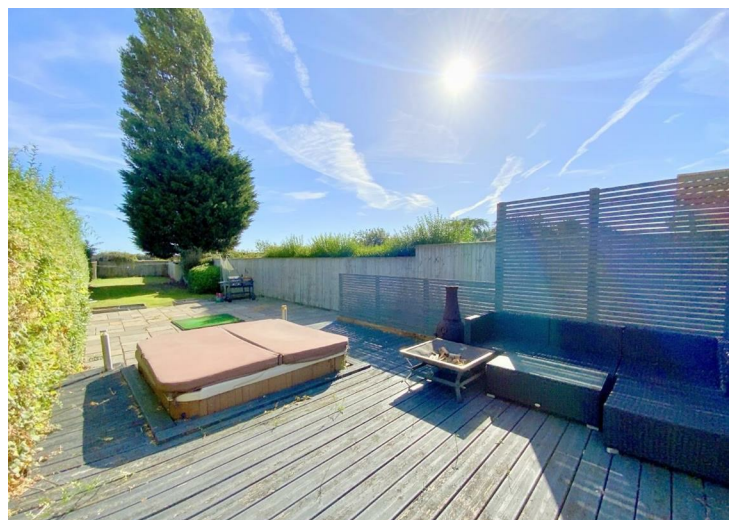
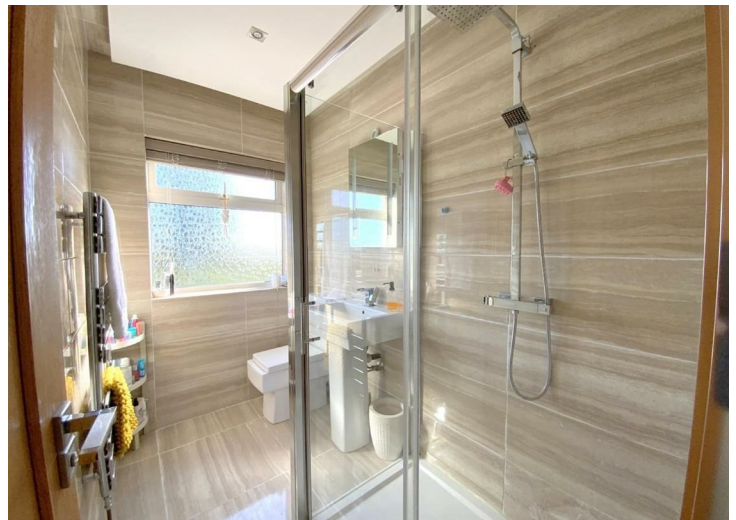
Set well back, the property offers ample parking to the front. The rear garden has a raised decked terrace, a spacious patio area and lawn.

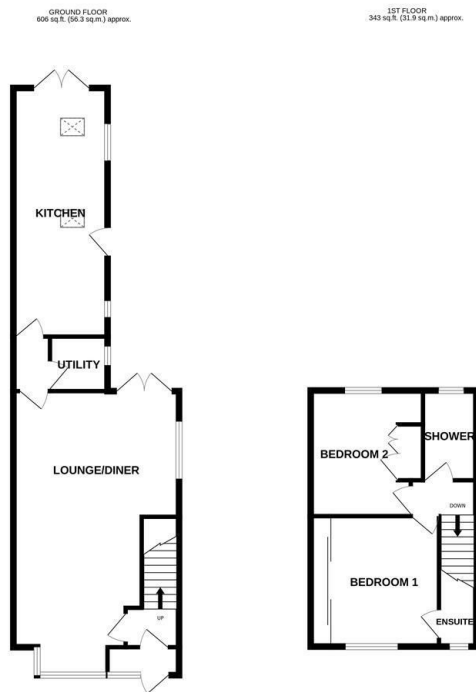
### TENURE

FREEHOLD

### COUNCIL TAX BAND

B

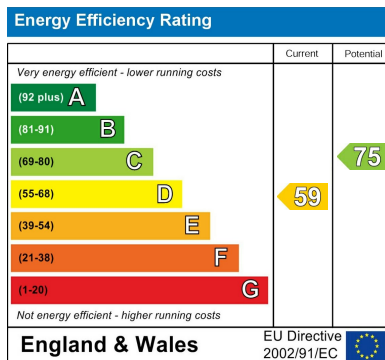




TOTAL FLOOR AREA: 949 sq ft. (88.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not 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.

Made with Floorplan Studio



## 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