



1 Grantham Avenue, Scartho, North East Lincolnshire, DN33 2HE
£210,000

Key Features:

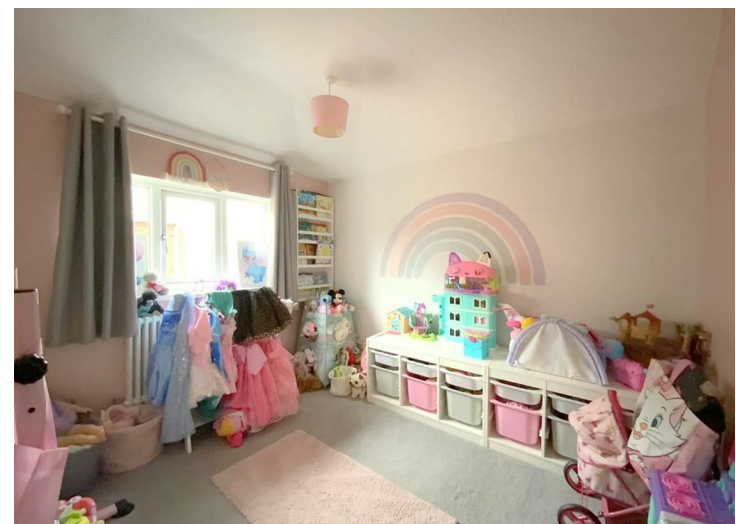
- Traditional Semi Detached Home
- Heart of Scartho Village
- Three Bedrooms
- Two Reception Rooms
- Modern Dining Kitchen
- Shower Room
- Driveway Parking
- Detached Garage

*** £10,000 ALLOWANCE ***

This well presented semi detached home combines traditional character with modern comforts, perfectly situated in the heart of Scartho village. Ideally positioned close to a wide range of local amenities, including shops, schools, public houses, and nearby playing fields.

The accommodation features two reception rooms, including a bay fronted lounge with a multi fuel stove, and a rear living room with a log burner. The modern fitted kitchen is a great family space, designed with a roof lantern that allows plenty of natural light. Upstairs, there are three bedrooms and a modern family shower room.

Outside, the property offers a driveway to the front, and a lawned rear garden with detached garage.



ENTRANCE HALL

Accessed via the side of the property, having a composite entrance door, and staircase rising to the first floor.

LOUNGE

13'5" x 13'3" (4.11 x 4.04)

Measured into bay.

A bay fronted lounge, with fireplace incorporating a multi fuel stove.

REAR LIVING ROOM

13'10" x 13'8" (4.24 x 4.19)

Additional living space, with fireplace incorporating a log burning stove. Understairs storage cupboard, and side aspect window.

KITCHEN

14'1" x 12'5" (4.31 x 3.79)

Fitted with a range of modern gloss units, range cooker with extractor over, integrated fridge/freezer and dishwasher, and plumbing for a washing machine. Patio doors opening onto the rear garden.

FIRST FLOOR

BEDROOM 1

10'3" x 13'3" (3.14 x 4.05)

To front aspect.

BEDROOM 2

9'10" x 9'1" (3.02 x 2.77)

With a side aspect window.

BEDROOM 3

11'10" x 7'11" (3.62 x 2.43)

With a side aspect window. Includes stairs bulkhead with built-in storage cupboard.

SHOWER ROOM

12'10" x 4'9" (3.92 x 1.46)

Fitted with a walk-in shower, vanity unit, WC and heated towel rail.

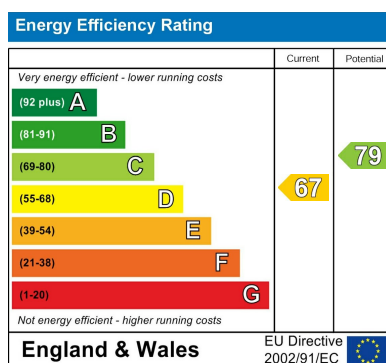
TENURE

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

