



**45 Southwold Crescent, Scartho, North East Lincolnshire, DN33 3AH**  
**£168,000**



## Key Features:

- End Link Property
- Popular Location of Scartho
- Three Bedrooms
- Modern Open Plan Kitchen Diner
- Separate Lounge
- Utility Room
- Shower Room
- Good Sized Gardens
- Off Road Parking

A well presented three bedroom end link home situated in this convenient and established area of Scartho. Ideally placed for local amenities and within the catchment of popular schools, the property is an ideal choice for families and first time buyers. The accommodation includes; entrance hall, a front aspect lounge, spacious modern open plan dining kitchen, and a utility room. To the first floor are three good sized bedrooms and a shower room. Outside, the home features a south-west facing rear garden, and ample off road parking.



### ENTRANCE HALL

12'9" x 7'2" (3.90 x 2.20)

Accessed via a uPVC entrance door to side elevation. With staircase to the first floor, and decorative tiled floor.

### LOUNGE

12'9" x 10'6" (3.91 x 3.21)

With feature classic style fireplace incorporating a coal effect gas fire. Wood effect laminate flooring, and front aspect window.

### KITCHEN DINER

17'10" x 10'5" (5.44 x 3.18)

Featuring a large range of modern gloss units, contrasting worktops incorporating a stainless-steel sink, built-in oven, induction hob, and integrated dishwasher. Continued tiled floor. Rear aspect window, and French doors opening onto the rear garden.

### UTILITY ROOM

8'0" x 7'4" (2.46 x 2.26)

Providing further storage and space for laundry appliances. Rear entrance door.

### FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

### BEDROOM 1

13'1" x 8'10" (4.00 x 2.70)

To front aspect, with built-in wardrobes.

### BEDROOM 2

10'4" x 9'11" (3.17 x 3.04)

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

### BEDROOM 3

9'6" x 7'3" (2.92 x 2.21)

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

### SHOWER ROOM

6'2" x 5'6" (1.90 x 1.69)

With fitted storage incorporating a wash basin and WC. Large walk-in shower with dual shower heads. Heated towel rail.

### TENURE

FREEHOLD

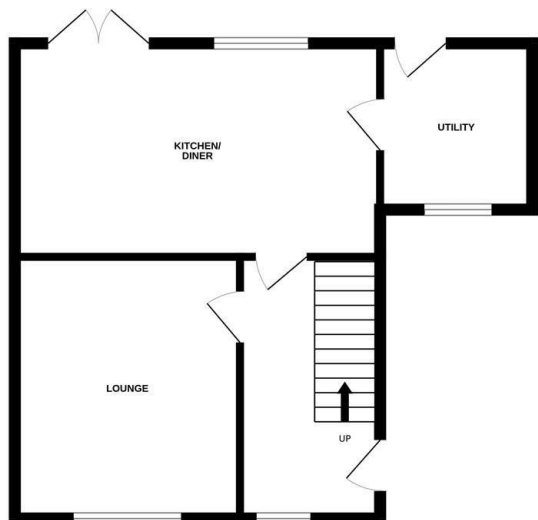
### COUNCIL TAX BAND

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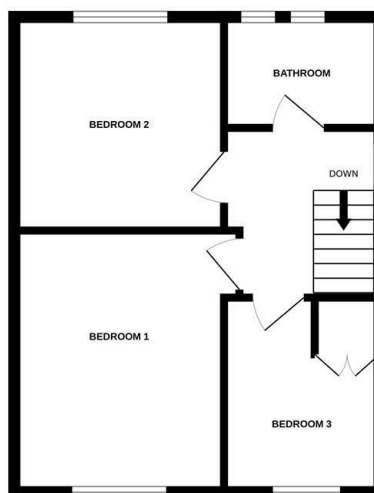




GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

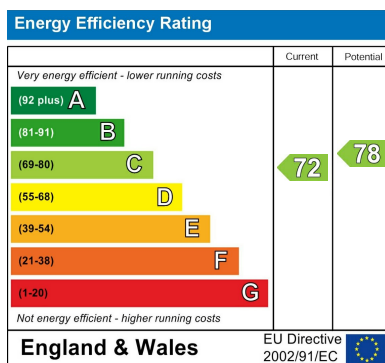


1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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.

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