



215 Scartho Road, Scartho, DN33 2EA
£250,000

Key Features:

- Traditional Three Bedroom Semi Detached Home
- Generous Plot Size, approx. 1/5 of an Acre
- Spacious and Versatile Family Accommodation
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Large Conservatory
- Downstairs Cloak/WC and First Floor Shower Room
- Ample Driveway Parking and Detached Garage/Workshop
- Established Scartho Location within Popular School Catchment
- No Forward Chain

Set on a generous plot, this traditional semi detached home offers superb potential throughout, and all the makings of a wonderful family home. Immaculately presented, the property has been exceptionally well maintained, offering flexibility for buyers looking to move straight in or modernise over time.

Offering well-proportioned room sizes, and retaining original features, the accommodation comprises a welcoming entrance hall, downstairs cloak/WC, two principal reception rooms, an open plan kitchen/dining room, and a large conservatory, providing versatile space for both family living and entertaining.

Upstairs, are three good sized bedrooms, including two spacious doubles, along with a family shower room.

Externally, the home stands in established and beautifully kept lawned gardens, with a large detached garage/workshop and gravelled driveway providing ample parking.

Found in this established area of Scartho and ideally located for popular schools and colleges, this is a rare opportunity to purchase a home with both immediate appeal and long-term potential. Offered for sale with no forward chain.



ENTRANCE HALL

10'3" x 9'3" (3.14 x 2.82)

Accessed via a front entrance porch. With staircase to the first floor.

CLOAKROOM/WC

7'10" x 4'5" (2.39 x 1.35)

With fitted storage incorporating a WC and hand basin.

LOUNGE

15'9" x 15'1" (4.81 x 4.60)

A bay fronted lounge, featuring a classic style fireplace inset with a gas fire, marble back and hearth.

REAR LIVING ROOM

15'9" x 12'11" (4.81 x 3.94)

To rear aspect, having a fireplace inset with a gas fire, marble back and hearth.

KITCHEN

15'7" x 6'10" (4.77 x 2.10)

With fitted wall and base units, work tops incorporating a resin sink, integrated double oven, induction hob and fridge/freezer. Unit housing the gas central heating boiler. Open arch to:-

DINING ROOM

11'11" x 8'10" (3.64 x 2.70)

With a side aspect window.

CONSERVATORY

15'7" x 8'9" (4.77 x 2.68)

Additional living space overlooking the rear garden. With side access, and French doors opening onto the patio area.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

14'5" x 13'4" (4.40 x 4.07)

To rear aspect, with two built-in double wardrobes.

BEDROOM 2

13'2" x 13'0" (4.02 x 3.98)

To front aspect, with a full wall of fitted wardrobes.

BEDROOM 3

9'5" x 9'2" (2.89 x 2.81)

To front aspect.

SHOWER ROOM

9'1" x 6'3" (2.78 x 1.93)

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

GARAGE/WORKSHOP

27'6" x 8'8" (8.40 x 2.65)

With electric roller door, side pedestrian door, and plumbed for a washing machine.

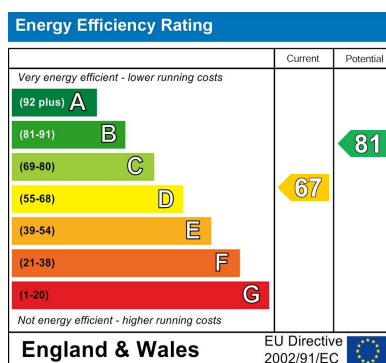
COUNCIL TAX BAND

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TENURE

Freehold





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

