



Pelham Avenue, Scartho, Grimsby, DN33 3ND

**FOR SALE - £330,000**

**CanTERS**

Chartered Surveyors

A superb **DOUBLE FRONTED TWO-BEDROOM DETACHED BUNGALOW** found within a delightful tree-lined street in the highly regarded and much sought after area of Scartho. The extended, well-proportioned accommodation which benefits from uPVC double glazed windows, a gas fired central heating system with the exception of the kitchen living space which has an electric underfloor system, briefly comprises entrance porch, hallway, sitting room, open-plan kitchen/living room, utility, two bedrooms and a family bathroom. The property occupies a well-proportioned plot and benefits from a brick garage and southerly aspect to the rear.

The suburb of Scartho is a highly regarded and affluent area, located approximately 2 miles to the south of Grimsby town centre. Originally a village, it retains many amenities including local shops, hot food takeaways, Scartho Medical Centre, Grimsby Rugby Club and the Rose & Crown public house, in addition to easy access to Diana Princes of Wales Hospital. Pelham Avenue is accessed by Scartho Road, located to the north-west of Scartho village which forms part of the Scartho Conservation Area.

**Entrance Porch** With two uPVC double glazed doors

**Entrance Hall** Having timber stained and leaded door and leaded side and top lights. Dado rail, coving to ceiling and wood effect laminate flooring.

**Sitting Room** 4.91m max x 3.65m max. Found to the front of the property and having dual aspect windows including a walk-in bay window overlooking the front garden. Cast iron feature free-standing gas stove with marble hearth, coving to ceiling and wall lights.

### **Kitchen/Living Room**

This fantastic open-plan space is found to the rear of the property and enjoys views over the rear garden.

**Kitchen Area** 4.35m x 3.01m. Well fitted with a range of wall cupboards and base units with contrasting worktops and incorporating a bowl and a half stainless steel sink unit with mixer tap over. Stainless steel Range Master 5 ring range with double oven, grill and electric hotplate and having a stainless steel chimney style extractor over. Integrated dishwasher, under cabinet lighting and a tiled splashback. The matching island has both cupboards, drawers and an electric socket. Window to side aspect and a tiled floor which continues through into the...

**Living Area** 6.38m x 3.33m. This extension to the original property with a window to the rear aspect and two uPVC double glazed doors which open out onto the patio.

**Utility Room** With fitted base unit and worktop incorporating a stainless steel drainer sink unit with mixer tap over. Space for both a washing machine and a tumble dryer. Splashback tiling and a window to the side aspect. Wall mounted Valiant boiler and a tiled floor which continues through into the cloakroom.

**Cloakroom** Having white low flush WC and a white wall hung basin. Part tiled walls and a wall mounted chrome towel rail.

**Bedroom 1** 4.00m x 3.63m. With a walk in bay window overlooking the front garden. With a range of fitted wardrobes, cupboards and dressing tables together with a separate fitted dressing table with book shelves. Coving to the ceiling and wood effect laminate flooring.

**Bedroom 2** 3.94m x 3.28m. With coving to the ceiling and a window overlooking the rear garden.

**Bathroom** 2.93m x 2.61m. With white suite comprising panelled bath with combined mixer tap and hand held shower attachment. Vanity style wash hand basin with cupboards and a concealed system WC. Separate walk in shower with Aqualisa electric shower. Part tiled walls, tiled floor, coving to the ceiling and downlights. Wall mounted chrome towel rail and a window to the rear aspect.

**Outside** The property occupies a superb mature plot with established lawned gardens to the front incorporating a wide variety of shrubs and mature trees. The concrete driveway with brick edging leads, which is suitable for multiple vehicles, to the single detached brick and tile garage (5.5 m x 2.87m measured internally) with electric up and over door, personnel door, light and power. A gate provides access to the south facing rear garden, which is laid predominantly to lawn with patio, ideal for al fresco entertaining. The rear garden has mature hedgerows and trees and a useful timber garden shed.

**Tenure** We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 09/08/2023

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**ADDITIONAL PHOTOS & PLANS**



Entrance Hall



Sitting Room



Sitting Room



Kitchen



Kitchen



Living Area

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## ADDITIONAL PHOTOS & PLANS



Living Area



Bedroom 1



Bedroom 2



Bathroom



Rear Garden



Rear Garden

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**ADDITIONAL PHOTOS & PLANS**



Rear Garden



Rear Garden



Driveway & Garage

**FURTHER INFORMATION AND TO VIEW**

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto:james@canters.co.uk) 01472 356143

**EPC Rating:** Awaiting Confirmation

**Council Tax Band:** 'D'

**NB: This can be reviewed by the Local Authority.**

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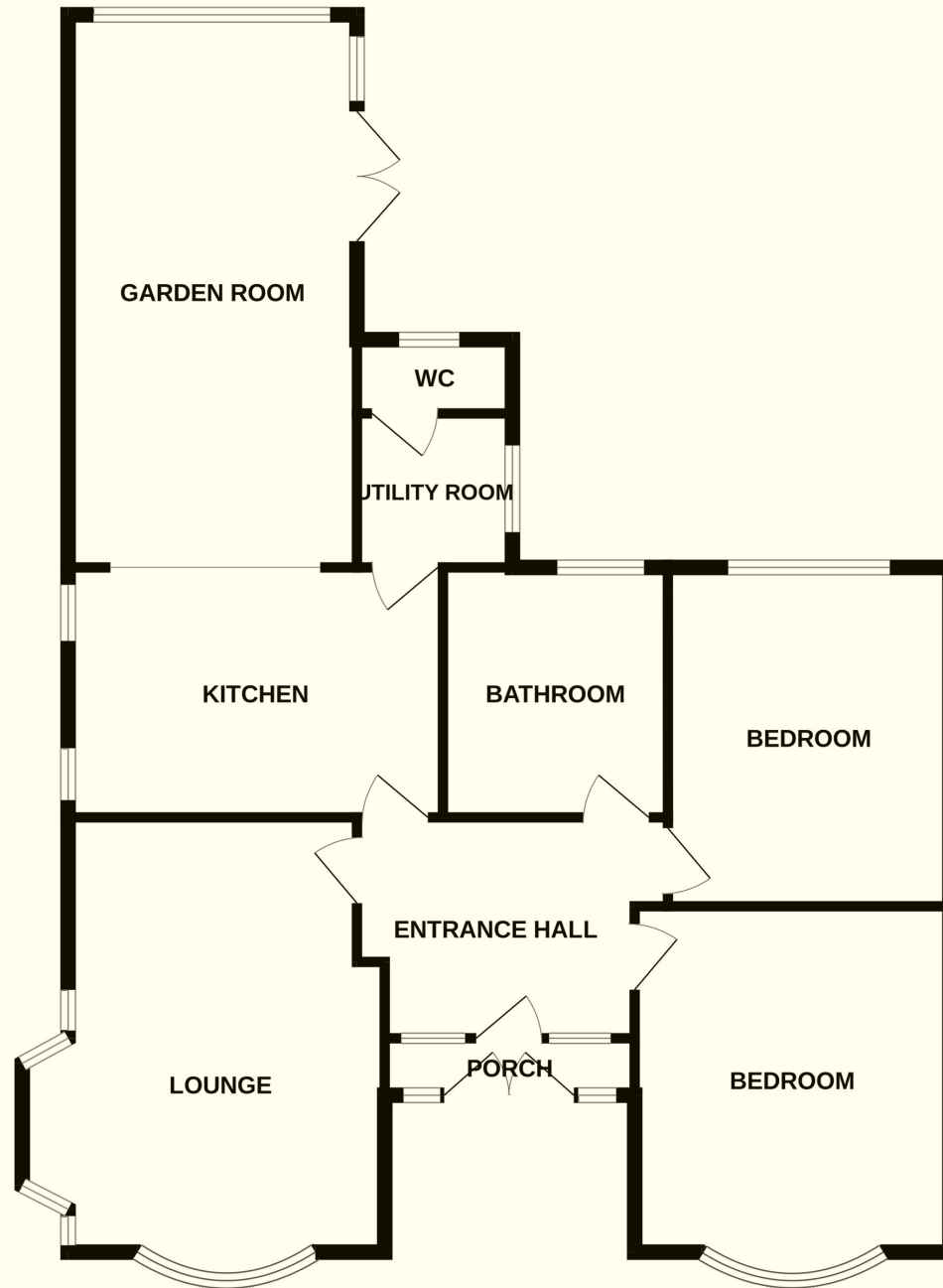
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