



Pelham Avenue, Scartho, Grimsby, DN33 3NQ

FOR SALE - £350,000

CanTERS

Chartered Surveyors

Viewing is highly recommended on this fantastic bay fronted Two Bedroom Detached Bungalow with Garage found within the highly regarded and much sought after area of Scartho. The well appointed and presented accommodation briefly comprises; Entrance Hall, Lounge, Kitchen Diner, Two Bedrooms and a Shower Room. This lovely home which has many notable features including Upvc Double Glazed Windows and Gas Fired Central Heating, oak veneered internal doors and low maintenance gardens, summerhouse together with driveway providing parking for multiple vehicles.

The suburb of Scartho is a highly regarded and affluent area, located approximately two 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 Union Football Club Ltd and The Rose And Crown Public House in addition to easy access to the Diana, Princess of Wales Hospital.

Hallway	Having black fronted composite entrance door with Upvc side lights. Coving to the ceiling and loft access. Herringbone wood effect flooring which continues through into the Kitchen Diner.
Lounge	6.68m x 3.73m This well-proportioned room has a walk-in bay window to the front aspect with plantation shutters and a second window overlooking the rear garden. Feature fireplace with tiled hearth and cast iron multi fuel burner. Coving to the ceiling.
Kitchen	4.99m x 2.87m Well fitted with a modern range of shaker style wall and base units with contrasting worktops and an inset stainless steel sink unit with mixer tap over. Integrated appliances include a stainless-steel Bosch double oven a Smeg four ring induction hob with extractor hood over. Space for a washing machine, fridge and freezer. Splashback tiling, downlights to the ceiling and herringbone patterned wood effect floor. A window overlooks the rear and a part double glazed Upvc door opens out onto the garden.
Bedroom 1	3.95m x 3.40m With window overlooking the front garden having plantation shutters. Coving to the ceiling and wood effect flooring.
Bedroom 2	3.27m x 3.20m With window overlooking the rear garden, coving to the ceiling and wood effect laminate flooring.
Shower Room	2.78m x 2.07m With modern suite comprising; low flush WC, vanity style wash hand basin with cupboards and mixer tap over and a walk-in shower with glass screen and having rain head and separate handheld shower attached. Tiling to both the walls and floor and a wall mounted chrome towel rail. Sensor lights to ceiling and wall mounted cabinet with raiser socket.
Outside	The property stands back behind a mature hedge and with low level brick wall. An extensive driveway to the front provides ample parking for multiple vehicles and leads to the single attached garage with remote control roller shutter door, light, power and door to the open porch. The remainder of the front garden is laid to lawn with gates either side of the property leading to the rear. The rear and side gardens are laid to lawn, edged pathways and patio area. A border to the rear contains a number of specimen trees. To the rear of the garage is an open porch with tiled floor, ideal for storage and is fitted with a stainless steel sink with water supply and a power socket. Outside lights, tap and garden shed.
Summerhouse	3.40m x 2.80m The summerhouse is insulated and has vinyl flooring and grey Upvc double glazed doors.
Tenure	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'D' NB: This can be reviewed by the Local Authority.
EPC Rating:	'D'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

Inspection Date: 06 January 2025
Drafted Date: 06 January 2025

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/01/2025

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ADDITIONAL PHOTOS & PLANS



Hallway



Kitchen



Kitchen



Lounge



Lounge



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 2



Shower Room



Rear Garden



Rear Garden



Summerhouse

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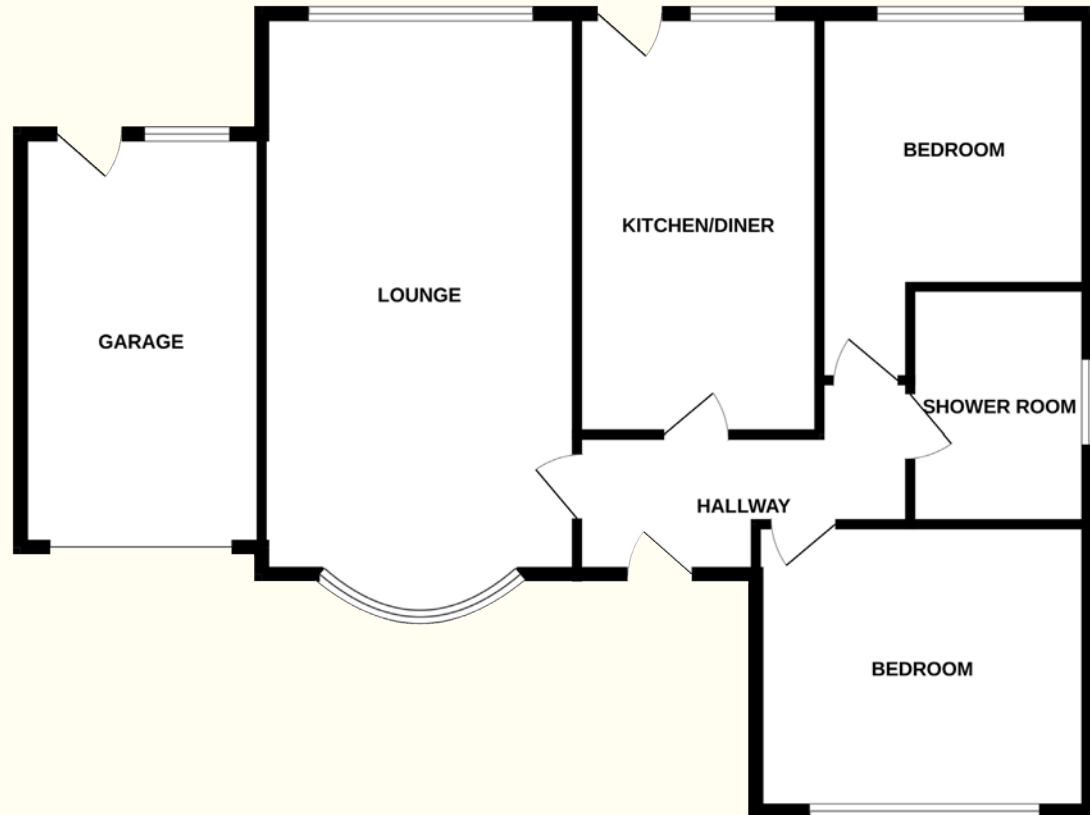
ADDITIONAL PHOTOS & PLANS



Driveway



Front Garden



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