



Briar Lane, Scartho, Grimsby, DN33 3LS

**FOR SALE - £115,000**

**CanTERS**  
Chartered Surveyors

A **TWO BEDROOM FIRST FLOOR APARTMENT** found within the popular Springfield Park Over 55s Development, Scartho. The property, which benefits from Gas Fired Central Heating, Upvc Double Glazed windows and field views to the rear briefly comprises; Entrance Porch, Hallway, Sitting Room, Kitchen, Two Bedrooms and Bathroom.

Briar Lane is within a short drive of Scartho village centre which benefits from numerous facilities including Scartho Medical Centre, Rugby Union Football Club, local shops, hot food takeaways and a convenience store.

Ground Floor

**Entrance Porch** With timber part glazed door, a Upvc double glazed window to the front aspect, coving and stairs with stairlift (not tested) to the first-floor landing.

First Floor

**Landing** With coats cupboard, telephone entry system and emergency call system.

**Sitting Room** 4.78m max x 4.30m max Having feature fireplace with marble hearth, plate rack and coving to the ceiling. A window to the front aspect and a doorway providing access to the kitchen.

**Kitchen** 3.76m x 2.18m With a range of fitted wall cupboards and base units with contrasting worktops and an inset stainless steel sink unit. Space for both an oven and washing machine. Wall mounted Ideal Logic boiler.

**Bedroom 1** 3.61m (to wardrobes) x 2.98m Having a range of fitted wardrobes, cupboards and drawers. Coving to the ceiling and a window overlooking fields to the rear.

**Bedroom 2** 2.79 (to wardrobes) x 2.47m With a range of fitted wardrobes, coving to the ceiling and a window overlooking the rear garden.

**Bathroom** 2.60m x 2.32m Having suite comprising; panelled bath with Triton power shower over, pedestal wash hand basin, low flush WC and part tiled walls.

**Tenure** We are advised that the property is held on a long leasehold dated 16 July 1993 for a term of 99 years. A monthly service charge of £82 is payable (this may be subject to review) to include; buildings insurance, window cleaning, common room, common areas, warden and gardener. A ground rent of £37.44 is payable every six months. All interested parties are advised to verify this information independently.

**Council Tax Band:** 'B'

NB: This can be reviewed by the Local Authority.

**EPC Rating:** Awaiting Confirmation

#### **FURTHER INFORMATION AND TO VIEW**

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

**CanTERS**  
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 29/02/2024

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**ADDITIONAL PHOTOS & PLANS**



Sitting Room



Kitchen



Hallway



Bedroom 1



Bedroom 2



Bathroom

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**ADDITIONAL PHOTOS & PLANS**



View from Bedroom Window



Street Scene

