

MARTIN MASLIN

12 BEATTY AVENUE
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2NT



Welcome to this hidden gem, a three bedroom semi detached bungalow found close to the heart of Scartho village lying just off Croxby Avenue. Modernised and improved by the present owners over the years to include a modern Kitchen, a Wet Room and updated central heating system. This comfortable home offers flexible accommodation including an Entrance Porch and Hall where the staircase leads to the first floor, a generous bay windowed Lounge with a stunning fireplace, a flexible Sitting Room / occasional Bedroom three. It has a good sized Kitchen displaying a smart range of cabinets, open plan to a delightful breakfast room. Further accommodation includes a well fitted ground floor bedroom and a fully tiled modern Wetroom whilst upstairs there is a generous guest bedroom with wardrobes. This most appealing bungalow displays both character and great curb appeal enjoying a lovely private south facing rear garden with a block paved driveway set behind a sliding wrought iron gate. Viewing is highly recommended to appreciate all this property has to offer.

£194,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A smart composite front door leads into the Entrance Lobby with a further glazed door to the Hallway.

HALLWAY

A welcoming Hallway where the part spindle staircase leads to the first floor level.

LOUNGE

4.70m (15'5") into bay x 3.45m (11'4")

A lovely room of character featuring a stunning fireplace with marble inlay and hearth to an open working fire with pine surround, Tastefully decorated with coving to the ceiling, a fashionable laminate floor, a radiator and a uPVC double glazed bay window.

SITTING ROOM/OCCASIONAL BEDROOM THREE

3.05m (10'0") x 2.49m (8'2")

A lovely sitting room facing the front garden. Currently used as a sitting room with space for freestanding furniture, coving to the ceiling, a radiator and a uPVC double glazed window.

KITCHEN

3.51m (11'6") x 3.00m (9'10")

A modern kitchen with an open plan aspect to the Breakfast Room. Designed by Hanson's of Grimsby in a mocha brown finish with complimentary deck washed worktops. Incorporating a deep sink bowl with brick bond style tiling, a corner carousel unit and a useful built in pantry cupboard. There is plumbing for an automatic washing machine and space for a freestanding cooker. The kitchen has a hidden central heating boiler and a uPVC double glazed side window. A smart laminate floor flows through into the breakfast room where there is space for a small table and chairs with a radiator and dual aspect windows. A further stable double glazed door provides views and access onto the rear garden.

GROUND FLOOR BEDROOM ONE

3.48m (11'5") x 2.84m (9'4") to wardrobe

A pleasant bedroom with fitted quality wardrobes in an ivory finish. The room is well decorated with panelling to one wall with a radiator and a uPVC double glazed window.

WET ROOM

1.75m (5'9") x 1.63m (5'4")

A smart and well designed fully tiled wet room with a two piece white suite comprising; W.C, wash basin with pillar taps and open shower area with rail/curtain. It has a chrome heated towel rail, an extractor fan and a uPVC double glazed side window.

LANDING

With a useful built in storage cupboard.



HALLWAY



LOUNGE



LOUNGE



SITTING

BEDROOM TWO

4.27m (14'0") into bay x 2.87m (9'5") ext to 11'3"

An interesting shaped bedroom with built in wardrobes and useful eaves storage. It is well decorated with a radiator and a uPVC double glazed front window.

OUTSIDE

Number 12 has great curb appeal, set behind a brick and coping stone wall boundary accessed via a sliding wrought iron gate. It has a block paved driveway providing additional parking with further wrought iron gates to one side. In the Agents opinion the rear garden forms one of the main attractions enjoying a valuable southernly aspect which provides a perfect sun trap enclosed by high hedging and a secure side gate. A large covered gazebo provides ideal entertaining during the summer months whilst a gravel border ensures low maintenance. In addition there is a timber summer house with power and light and double doors ideal for al-fresco entertaining.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Combination central heating boiler located in the Kitchen (installed December 2024). The property has the benefit of uPVC framed double glazing and falls within the jurisdiction of the North East Lincolnshire Council and the Council Tax Band is - B. The tenure is Freehold subject to Solicitors verification.

VIEWING

Viewing is strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Beatty Avenue is a delightful cul-de-sac lying just off Croxby Avenue which lies in turn off Southfield Avenue. Local shops and amenities are within walking distance and regular buses serve the area.



KITCHEN



KITCHEN



KITCHEN



GROUND FLOOR BEDROOM ONE



WET ROOM



BEDROOM TWO



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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