

MARTIN MASLIN

236 SCARTH ROAD
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2EB



Situated in this highly desirable residential area of Grimsby, lying close to Scartho village, a substantial four Bedroom semi-detached family residence. This superb home is set within approximately 0.18 acre boasting a well established landscaped gardens with an integral garage. Key features include a spacious and welcoming Entrance Hall where the traditional staircase rises to a split level landing. There is a Cloakroom with W.C, a lovely bay fronted front Sitting Room and a large through Lounge Diner with feature brick fireplace and open fire. Beyond is a large Dining Kitchen including built-in appliances with a delightful dining area overlooking the rear garden. Upstairs are four good sized Bedrooms some including wardrobes and a generous Bathroom. The property is set well back from the road with a generous Driveway leading in turn to the garage. In the Agents opinion the rear garden forms one of the main attractions extending to 114'0" in length. Standing in well established lawned gardens with side patio areas and decking. A lovely home offering further potential for the growing family, offers are invited around £287,500.

£287,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

GROUND FLOOR

ENTRANCE LOBBY

With a parquet floor, an arch into the Reception Hall and a door opening to the Garage.

RECEPTION HALL

A spacious and welcoming entrance area from where the staircase with spelled balustrade leads to the first floor. There are useful storage cupboards, an arched shelved display recess and a central heating radiator.

CLOAKROOM

With a white suite comprising a w.c. and a round bowl style handbasin. There is a chrome heated towel warmer.

LOUNGE

4.57m (15'0") x 4.37m (14'4"max)

A well proportioned room with a wide bay window and a red brick fireplace with provision for an electric fire. There is a central heating radiator and the window looks out across the front garden.

LIVING/DINING ROOM

8.00m (26'3") x 4.04m (13'3")

A wonderful room extending across the full width of the house and featuring cottage style timber framing and ceiling beams. There is a red brick fireplace with a quarry tiled hearth (an open fire grate) and side plinths and there are two central heating radiators. A door opens from this room through to the Dining Kitchen.

DINING KITCHEN

5.97m (19'7") x 3.96m (13'0")

Very spacious and equipped with a range of woodgrain wall and base cabinets with cream coloured worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Built-in appliances comprise a Gorenje electric double oven and a Gorenje induction hob with extractor above. There is a wall mounted Stelrad gas boiler and a peninsular unit effectively part divides the kitchen area from the dining/sitting area. There is ample space and provision for freestanding appliances and there is a central heating radiator. A door leads outside and there are recessed ceiling downlighters. Windows to three aspects including a large leaded rear window provide plenty of natural light.

FIRST FLOOR

BEDROOM ONE

4.57m (15'0") x 4.04m (13'3")

With a window looking across the rear garden and with a range of white wardrobes and cupboards and a central dresser. There is a central heating radiator and a loft access hatch.



RECEPTION HALL



RECEPTION HALL



LOUNGE



LIVING/DINING ROOM

BEDROOM TWO

4.57m (15'0") x 3.96m (13'0")

At the front of the house and with a range of white furniture including wardrobes and high level cupboards which form a double bedhead recess. Central heating radiator.

BEDROOM THREE

4.27m (14'0"max) x 2.74m (9'0")

Added to the side of the house many years ago with a pine double wardrobe and a central heating radiator.

BEDROOM FOUR

3.35m (11'0") x 3.05m (10'0")

With a central heating radiator and a cupboard housing the hot water cylinder.

BATHROOM

3.51m (11'6"max) x 2.44m (8'0")

With an arched area at the front and cream suite comprising a panel bath, a pedestal washbasin and a w.c. There is a useful linen cupboard and a central heating radiator.

GARAGE

2.92m (9'7") x 6.40m (21'0")

An integral garage with an up and over door to the front, an internal door linking to the house and a rear door to the garden.

The house stands within excellent size mature gardens which extend to around 60 metres in length from front to rear. The front garden is lawned with a gravelled driveway and hedged boundaries whilst the mainly lawned rear garden also features a central pathway, an established apple tree, part fenced and part hedged boundaries and a variety of shrubs.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Stelrad gas boiler in the Dining Kitchen and the house has a security alarm system and mainly wooden framed double glazing with some uPVC framed double glazing. The leaded window at the rear of the Dining Kitchen is single glazed. The property falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold - subject to Solicitors verification.

VIEWINGS

By appointment through the Agents on Grimsby 311000.

LOCATION AND AMENITIES

The house is located just a short stroll from Scartho village centre with its excellent range of facilities including specialist retailers, a health centre, dentists, a supermarket, hot food takeaways etc.



LIVING/DINING ROOM



LIVING/DINING ROOM



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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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