

MARTIN MASLIN

7A SANDGATE CLOSE
SCARTHOTHOP
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3TD



Located on Sandgate Close, a cul-de-sac which forms part of the very popular Scartho Top development, this impressive semi-detached home was built by Linden Homes in 2021 and offers beautifully presented accommodation in pristine condition throughout. With the benefit of gas central heating, uPVC framed double glazing and a security alarm system it comprises: Entrance Hall with spelled balustrade staircase, Cloakroom with white suite, lovely Lounge with glazed double doors to the garden, excellent Dining Kitchen with gloss white units and built-in Indesit appliances, Landing, two double Bedrooms and Bathroom with a white suite. The rear garden is of impressive size with a paved patio and artificial grass and there is an adjacent car parking space. A lovely example of these great homes - viewing recommended.

£149,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance from where the staircase with spelled balustrade leads to the first floor. A useful storage cupboard houses the Ideal Logic gas boiler and there is a central heating radiator.

CLOAKROOM

With a white suite comprising a W.C. and pedestal hand basin. There is a central heating radiator.

LOUNGE

2.74m (9'0") x 4.06m (13'4")

Extending across the full width of the house and with a rear window and glazed double doors opening to the rear garden. There is a central heating radiator.

DINING KITCHEN

4.57m (15'0") x 1.98m (6'6")

With ample space for a dining table and equipped with a range of gloss white wall and base cabinets with taupe coloured worktops incorporating a single drainer stainless steel sink unit. Built-in appliances comprise an Indesit electric oven and an Indesit 4 ring gas hob with extractor above. There is space and provision for a fridge and a washing machine and there is a central heating radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

4.06m (13'4") x 2.79m (9'2")

Positioned at the rear of the house and with a mirrored double wardrobe and a central heating radiator.

BEDROOM TWO

4.06m (13'4") x 2.39m (7'10")

A lovely bedroom with a bulkhead cupboard/wardrobe with hanging rails within. There is a central heating radiator.

BATHROOM

1.96m (6'5") x 1.90m (6'3")

Part tiled and with a white suite comprising a panel bath with a mixer/shower tap and a clear side screen, a pedestal washbasin and a W.C. There is a heated towel warmer.



ENTRANCE HALL



LOUNGE



LOUNGE



DINING KITCHEN

OUTSIDE

To the front of the house there is a small gravelled area whilst to the rear there is a larger than average garden laid to paving and artificial grass. The boundaries are fenced and a gate leads to a pathway at the side. A dedicated vehicle parking space is positioned to the side of the house.

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 Ideal gas combination boiler in the hallway cupboard and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is freehold - subject to Solicitors verification - and having being built in 2021 the property will have the benefit of the remainder of the builders warranty.

VIEWINGS

By appointment through the Agents at Grimsby 311000. A video walkthrough with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

Sandgate Close is a lovely cul-de-sac which leads off Fenwick Road on Scartho Top. The facilities of the village of Scartho are within reasonable walking distance, as is the Diana Princess of Wales Hospital. Regular buses serve the general area.



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



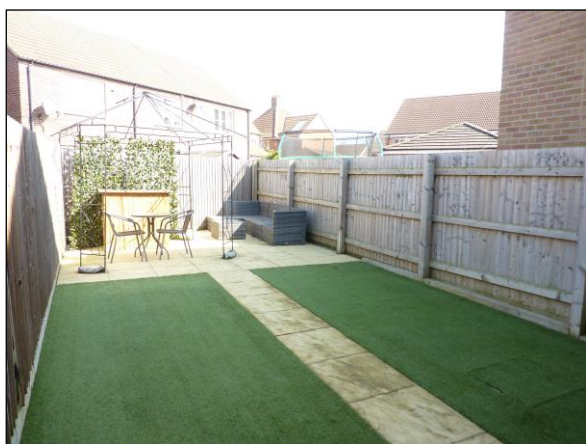
BEDROOM TWO



BATHROOM



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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