

MARTIN MASLIN

4 PAGEHALL CLOSE
SCARTHO
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2HF



Perfectly positioned within walking distance of St Giles Avenue and the heart of Scartho Village, this outstanding semi - detached dormer bungalow offers everything you could wish for — modern living, stylish presentation, and exceptional outdoor space.

Beautifully designed and finished to a high standard throughout, this property combines elegance, comfort, and practicality, creating a home that is truly ready to move straight into. Homes of this calibre in such a prime location are rare to find — early viewing is strongly recommended to fully appreciate all that this remarkable property has to offer.

£269,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

This beautifully presented semi-detached dormer bungalow offers the perfect blend of modern luxury and everyday comfort.

Recently refurbished to an exceptional standard, this property features upgraded electrics, new double glazed windows and stylish fixtures and fittings throughout. Every element has been carefully considered, creating a home that is truly ready to move straight into.

Step inside through the contemporary composite front door and be greeted by a bright, welcoming hallway that sets the tone for the rest of this elegant home. The spacious open-plan lounge features a bespoke media wall and flows effortlessly into a generous dining area, with patio doors leading out to the beautifully landscaped gardens—perfect for relaxing or entertaining.

The stunning new kitchen is a true showpiece, fitted with sleek shaker-style units, premium worktops, a breakfast bar, and high-quality integrated Bosch appliances, offering both functionality and style for those who love to cook and socialise.

The ground floor also includes a superb bay-fronted double bedroom and a luxurious family bathroom, finished with elegant tiling, midnight grey furniture, and a crisp white suite—creating a calm and contemporary space to unwind.



Accommodation

ENTRANCE

A smart uPVC composite entrance door with matching side panels, gives access into the Entrance Hall.

ENTRANCE HALL

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

A warm and welcoming Entrance Hall, tastefully decorated in pastel colours with a special built in deep cloaks cupboard and radiator.

LOUNGE

4.57m (15'0") x 4.27m (14'0") extending to 23'10"

The spacious open plan Lounge is the heart of the home, featuring a bespoke TV media wall with built in storage cupboards and shelves, decorated in two tone pastel colour schemes. It has a radiator and a double glazed uPVC window.

DINING ROOM

2.87m (9'5") x 3.35m (11'0")

A pleasant open plan Dining Room with a radiator and patio doors that open seamlessly open onto the landscaped garden - perfect for modern family living and entertaining.

BREAKFAST KITCHEN

5.44m (17'10") x 3.00m (9'10") including staircase

A stunning Kitchen fitted with a range of Dove Grey shaker style base and wall mounted cabinets, complimented by quality worktops and stylish finishes. Incorporating a designer quartz sink with mixer taps and matching upstands set into a bay. Quality range of Bosch appliances include an induction hob with overhead extractor fan, an eye level fan assisted oven and grill, with microwave above, split level fridge and freezer, integrated dishwasher and a pull out larder cupboard. The Kitchen is cleverly designed to include a small breakfast bar with further storage cupboards beneath. An open tread staircase within the Kitchen leads to the first floor, serving two further double Bedrooms. It has a modern vinyl floor with a radiator, two double glazed windows and a further double glazed door onto the garden.

GROUND FLOOR BEDROOM ONE

3.73m (12'3") into bay x 3.35m (11'0")

A beautiful refurbished Bedroom, decorated in two tone pastel colour schemes, radiator and uPVC bay window.

BATHROOM

2.51m (8'3") x 2.24m (7'4")

A stunning fully tiled Bathroom with white suite and midnight grey furniture. Featuring a back to wall push button w.c, slim line vanity wash handbasin with pillar taps and a cast iron bath with black shower bar fittings and drencher head. There is a floating wall cupboard, powder coated towel rail and a uPVC double glazed rear window.



ENTRANCE



ENTRANCE HALL



LOUNGE



DINING ROOM

FIRST FLOOR LEVEL

With access to a large loft space.

BEDROOM TWO

3.96m (13'0") x 2.74m (9'0")

A lovely double Bedroom facing the garden with built in wardrobe and radiator.

BEDROOM THREE

3.91m (12'10") x 2.74m (9'0")

An equally large double Bedroom with built in wardrobe, radiator and uPVC double glazed front window.

OUTSIDE

A generous block paved driveway to the rear provides ample off road parking in turn to the garage. This wonderful home sits proudly on an extraordinary large corner plot with an open plan front lawned garden with block paved pathway leading to the front door. In the Agents opinion the rear gardens form one of the main attractions of this property. Enjoying beautiful landscaped gardens including a porcelain patio ideal for alfresco entertaining on a summers evening. The lawned gardens are complimented by an extra side garden and deep front garden, well stocked with plants and shrubs, sitting areas, adding to the properties impressive curb appeal. A most unexpected garden well worth seeing.

VIEWINGS

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

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 Vailant combination central heating boiler located in the Kitchen cupboard. The property has the benefit from uPVC framed double glazing. 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.



DINING ROOM



BREAKFAST KITCHEN



BREAKFAST KITCHEN



GROUND FLOOR BEDROOM ONE



GROUND FLOOR BEDROOM ONE



BATHROOM



BATHROOM



BEDROOM TWO



BEDROOM THREE



OUTSIDE



OUTSIDE



OUTSIDE



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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