

MARTIN MASLIN

17 PINFOLD LANE
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2EW



Nestled in a sought-after central village location, this charming mid terrace cottage offers easy access to local shops and amenities. Perfectly suited to first-time buyers or investors, the property features well-proportioned accommodation including an entrance hall, cosy lounge, separate dining room, and a fitted kitchen. Upstairs, you'll find two generous double bedrooms, a modern bathroom, and a versatile third room — ideal as a dressing room or home office. Outside, a pleasant rear courtyard garden provides a private space to relax. Offered with no forward chain for a smooth and swift purchase.

£159,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

ENTRANCE HALL

Accessed via an open porch with a traditional wooden door. Radiator, and staircase to the first floor.

LOUNGE

3.63m (11'11") x 3.30m (10'10")

Window to front aspect. Radiator, and chimney breast with gas fire and surround



LOUNGE

DINING ROOM

4.27m (14'0") x 3.96m (13'0")

Window to rear aspect. Understairs storage cupboard, radiator, and chimney breast with gas fire and brick surround



DINING ROOM

KITCHEN

3.81m (12'6") x 2.16m (7'1")

Windows to rear and side aspect, and access to the rear garden. Fitted with base units and work surfaces incorporating a sink/drain. Space for all appliances.

FIRST FLOOR LANDING

Split level landing with loft access and a built-in storage cupboard.

BEDROOM ONE

3.94m (12'11") x 3.61m (11'10")

Window to front aspect, and radiator.

BEDROOM TWO

4.24m (13'11") x 2.21m (7'3")

Window to rear aspect, and radiator.

DRESSING ROOM

1.98m (6'6") x 1.63m (5'4")

Window to side aspect and boiler.

BATHROOM

2.21m (7'3") x 2.11m (6'11")

Window to rear aspect. Fitted with a paneled bath with, wc, a wash handbasin and radiator.

OUTSIDE

The rear garden is totally paved, and enclosed by wall/fencing to the boundaries and raised bed for planting. Gated side access to passageway.



KITCHEN



KITCHEN



FIRST FLOOR LANDING



BEDROOM ONE



BEDROOM TWO

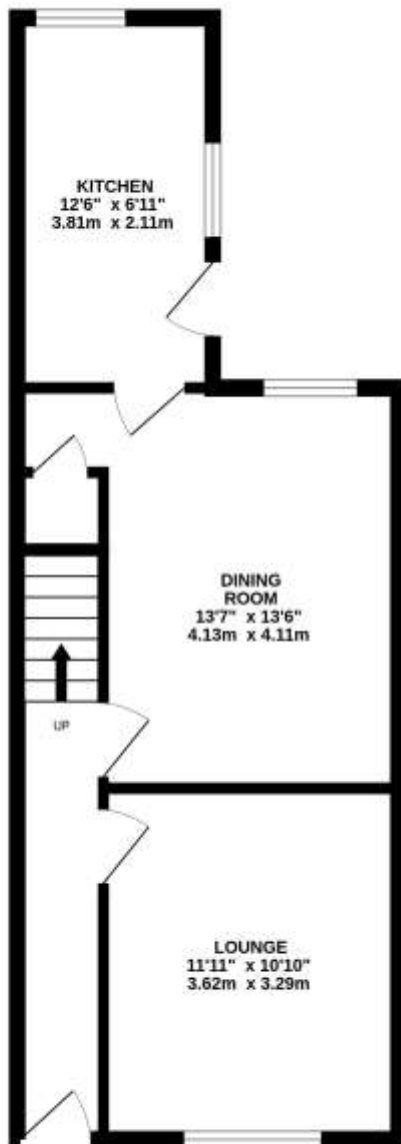


BATHROOM

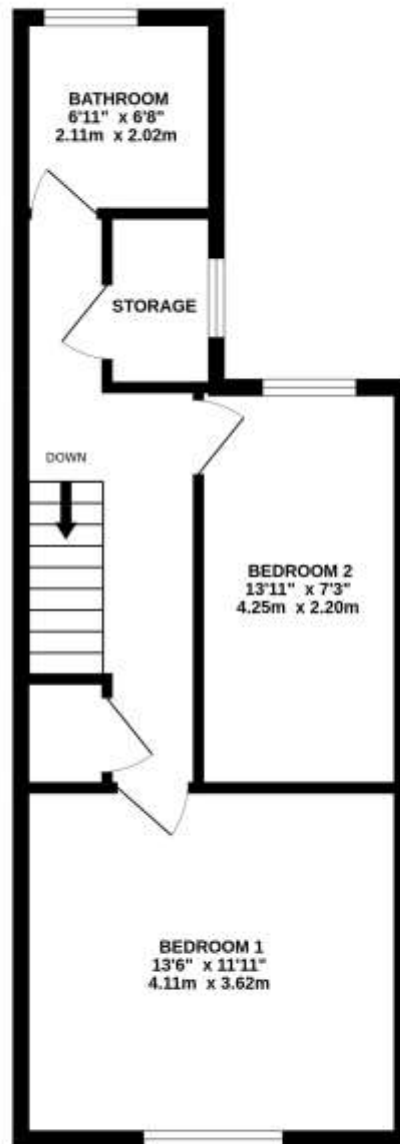


OUTSIDE

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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