



**FARROW**  
ESTATE AGENTS



61 Worlaby Road, Grimsby, DN33 3JU  
Asking price £195,000





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# 61 Worlabby Road

Grimsby, DN33 3JU

- 3 Bedroom Dormer Bungalow
- Driveway & Garage
- Private Rear Garden
- EPC Rating C
- Solar Roof Panels
- Sort After Location
- Short Walk To Amenities

A stunning 3 bedroom Semi Detached Dormer Bungalow situated within the ever popular and sought after (DN33) Scartho area, just off Springfield Road. The most cherished accommodation consists of a fantastic Sun Room extension to the rear with multi fuel burning stove with UPVC French doors to the rear and UPVC vaulted ceiling providing plenty of natural light. Large open plan Kitchen Dining Room which comes equipped with a large range of fitted units. Off the Hallway, is the modern Bathroom suite. Bedroom 1 and Bedroom 3 are located on the ground floor, with Bedroom 2 being accessed on the first floor, having a really useful walk in office / study. The property benefits from flexible living space throughout. The solar roof panels are owned and transferrable to the next purchaser, the feed in tariff gives economic benefits to the running costs of the property. There is full UPVC double glazing, gas central heating, driveway and detached garage. The rear garden is private and low maintenance.



## Entrance Hallway

<b>Bedroom 3</b>	9'10" x 8'6" (3.0 x 2.6)
<b>Bedroom 2</b>	16'3" x 10'3" (4.96 x 3.13)
<b>Dining Room</b>	12'4" x 9'6" (3.78 x 2.91)
<b>Kitchen</b>	9'10" x 8'2" (3.0 x 2.5)
<b>Bathroom</b>	6'5" x 5'4" (1.97 x 1.65)
<b>Living Room</b>	19'8" x 17'8" (6.0 x 5.4)
<b>Bedroom 1</b>	13'5" x 9'5" (4.09 x 2.89)
<b>En-suite</b>	6'6" x 5'6" (2.0 x 1.7)
<b>Garden</b>	



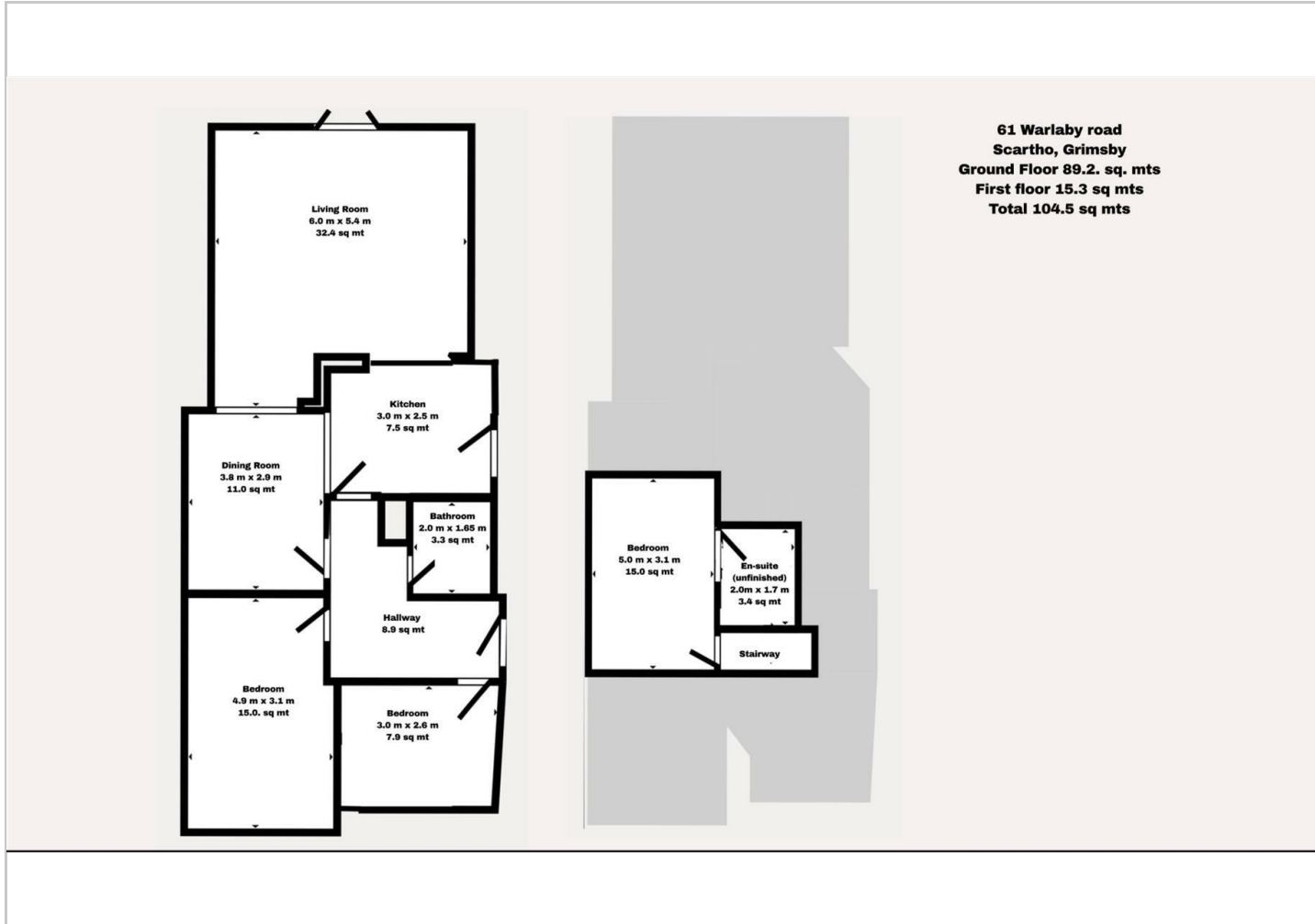
## Directions

Worlaby Road is a peaceful little location in a great area in Scartho (DN33). The area is extremely popular thanks to the many amenities, transport links and great school catchments that are all within close proximity. It is only a short walk to Scartho village centre with its many shops, boutiques, eateries, takeaways and public house. A large Tesco super market is also only a short 5 minute drive away. Schooling is incredibly well served. Educated at Key Stage 2 is provided by either Fairfield Academy or Springfield Primary Academy. Key stage 3 and upwards is provided by the currently 'Outstanding' rated Tollbar Academy. Transport links are also convenient with the A16 being close by, providing ease of access to Grimsby Town Centre and also a short commute to the Historic market town of Louth. There are also regular bus routes that are all within walking distance of the property.

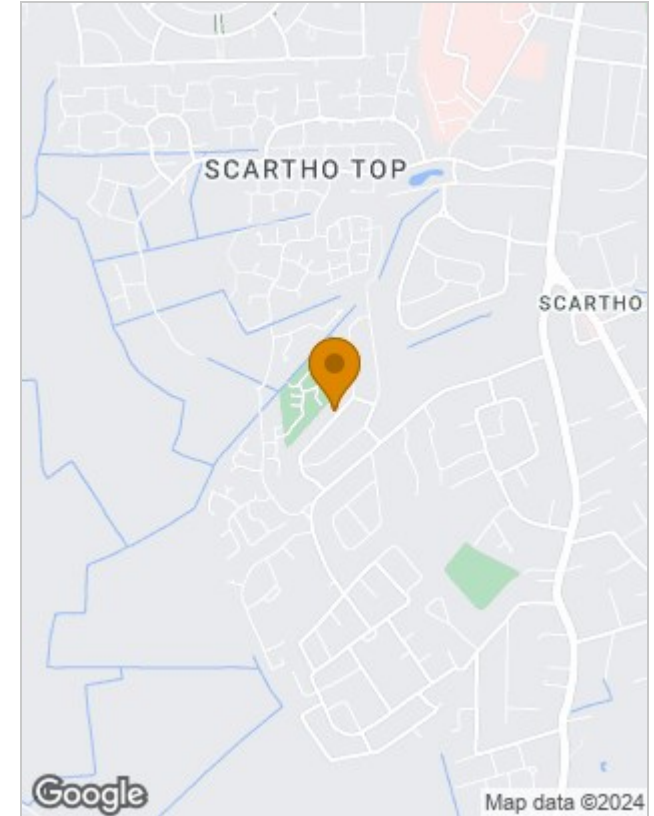




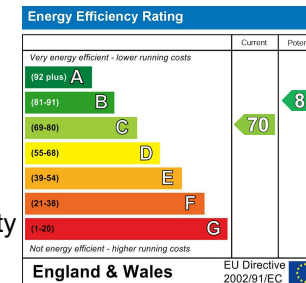
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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