



10 Odin Court Scartho, North East Lincolnshire DN33 3RH

A very well presented DETACHED FOUR BEDROOM DETACHED FAMILY HOME, situated on the popular Scartho Top Development which has easy access into both Grimsby Town centre and Scartho village. The spacious accommodation includes: Entrance hall, cloaks/wc, good sized formal lounge, a full width fabulous kitchen/dining room, four bedrooms two with en suite shower rooms and a family bathroom to the first floor. Integral brick garage. Gas central heating system. Double glazing. Security alarm. Front garden with off road parking for four cars and an enclosed SOUTH FACING rear garden. EARLY VIEWING RECOMMENDED.

£285,000

- SPACIOUS DETACHED FAMILY HOME
- LOUNGE
- KITCHEN/DINING ROOM
- CLOAKS/WC
- FOUR BEDROOMS
- TWO EN SUITE SHOWER ROOMS
- FAMILY BATHROOM
- INTEGRAL GARAGE
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING FOR FOUR CARS



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a half glazed entrance door, this entrance hall has a striking grey tiled floor, radiator and a white spelled staircase leading up to the first floor.



CLOAKS/WC

Fitted with a low flush wc and a small pedestal wash hand basin. Tiled flooring. Extractor fan. Alarm pad.



LOUNGE (FRONT)

19'5" x 10'7" (5.94 x 3.24)

This excellent sized formal lounge has a double glazed walk in bay window to the front elevation, two radiators and coving to ceiling. The focal point of this room is the modern wooden fire surround inset with a living flame gas fire. Double doors leads into the kitchen/breakfast room.



LOUNGE

Additional photo



KITCHEN/DINING ROOM

25'7" x 9'8" extending to 12'0" (7.81 x 2.95 extending to 3.68)

This fabulous full width dining kitchen has a recently installed kitchen fitted with an abundance of Kashmir base and wall cupboards incorporating an integrated dishwasher, full size fridge and a pull out slim line larder cupboard together with a stainless steel Smeg range cooker (included in the sale) having a matching extractor fan above. The stylish Quartz work surfaces are inset with a white ceramic sink and to complete this delightful kitchen area is a matching island unit finished with an oak work surface. Complementary tiled splash backs. Coving to ceiling. Double glazed window and door to the kitchen area plus personal door which leads into the integral garage. The dining area has ample space for a large dining table and chairs and has double glazed french doors with matching side lights which leads out onto the rear garden. Ceramic tiled flooring.



KITCHEN/DINING ROOM

Additional photo



KITCHEN AREA PHOTO



DINING ROOM PHOTO



FIRST FLOOR

LANDING

Radiator. Access to roof space.



BEDROOM 1 (FRONT)

15'5" x 11'0" (4.71 x 3.36)

Tastefully decorated with matching hand painted floor to ceiling wardrobes which provides excellent hanging space, double glazed bay window and radiator.



BEDROOM 1

Additional photo



EN SUITE SHOWER ROOM

5'9" x 6'10" (1.76 x 2.10)

Fitted with a walk in shower cubicle, a vanity unit and a low flush wc. Tiled flooring. Extractor fan. Radiator. Double glazed window. Partially tiled walls.



BEDROOM 2 (FRONT)

9'7" x 13'8" (2.93 x 4.19)

Double glazed window to the front elevation, radiator and a bank of floor to ceiling wardrobes. Door leads into the:-



BEDROOM 2

Additional photo



EN SUITE SHOWER ROOM/WC

5'3" x 4'11" (1.61 x 1.50)

Fitted with a tiled shower cubicle, a pedestal wash hand basin and a low flush wc. Partially tiled walls. Tiled flooring. Radiator. Double glazed window.



BEDROOM 3 (REAR)

11'8" x 9'8" (3.56 x 2.96)

Double glazed window. Radiator.



BEDROOM 4

8'3" x 8'3" (2.52 x 2.53)

Double glazed window. Radiator.



BATHROOM/WC

7'1" x 7'1" (2.17 x 2.17)

This family bathroom has a suite in white comprising a panelled bath, a pedestal wash hand basin and a low flush wc. Half tiled walls. Tiled flooring. Double glazed window. Radiator.



OUTSIDE



INTEGRAL BRICK GARAGE

16'11" x 8'5" (5.17 x 2.58)

Up and over door to the front, personal door to the side which leads into the kitchen. Light and power.

THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden is mainly lawned inset with mature bushes and shrubbery together with a wide tarmac drive which provides off road parking for four cars. The enclosed SOUTH FACING rear garden is on two levels, the level closest to the property is block paved ideal for Alfresco dining with steps and a small brick wall leading up to the second level. This area is gravelled inset with decorative small trees together with a timber decked area situated in the garden to catch the evening sun during the summer months.



THE GARDENS

Additional photo



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band D

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

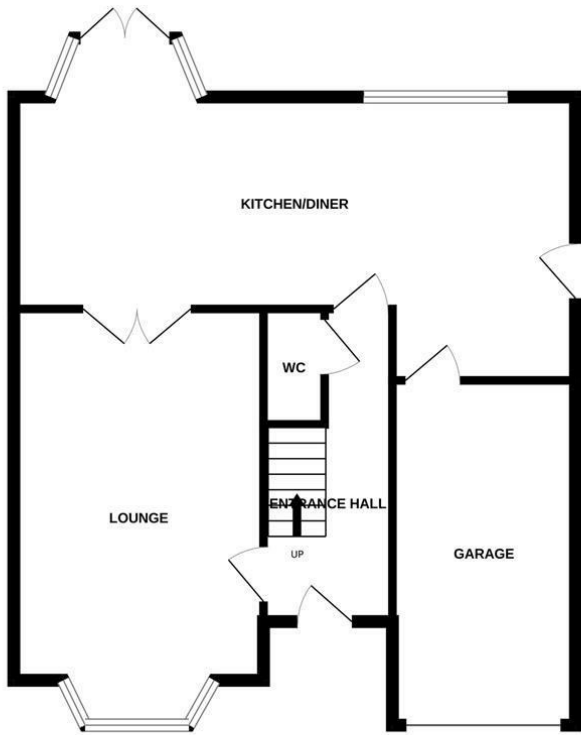
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

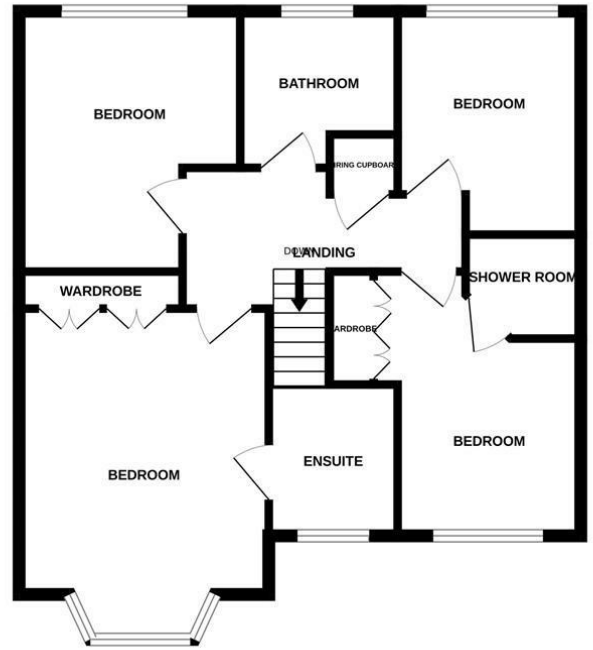
CONNECTED INTEREST

The vendors of this property is related to a Director of Joy Walker Estate Agents Limited

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.