



37 Shaw Drive Scartho, North East Lincolnshire DN33 2JB

Situated within this popular position within the village of Scartho having a good level of local amenities and within easy access of Diana Princess of Wales hospital is this FOUR BEDROOM DETACHED HOUSE. The fashionably presented accommodation is ready to move into and comprises :- entrance hall, cloakroom, lounge, sitting / play room, kitchen, dining room, utility, main bedroom with en suite shower room, three further bedrooms and family bathroom. Double width driveway providing off street parking. Gas central heating system, double glazing and security alarm system. Neat gardens to the front and rear. Offered with NO FORWARD CHAIN early viewing is highly recommended.

£240,000

- DETACHED HOUSE
- FOUR BEDROOMS
- LOUNGE
- SITTING / PLAY ROOM
- STRIKING MODERN KITCHEN
- DINING ROOM
- UTILITY
- CLOAKROOM
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed door to the side leading into the hall with staircase to the first floor. Radiator.

CLOAKROOM

Fitted with a low flush w/c and wash hand basin inset into dedicated vanity unit with tiled splash backs. Radiator. Double glazed window to the front.



LOUNGE

13'0" x 11'5" (3.97m x 3.49m)

Featuring a log burning stove recessed into the chimney breast walk having attractive herringbone style brick recess, floating wood mantel over and tiled hearth. Wood effect flooring. Double glazed window to the front. Coving to the ceiling. Radiator.



LOUNGE

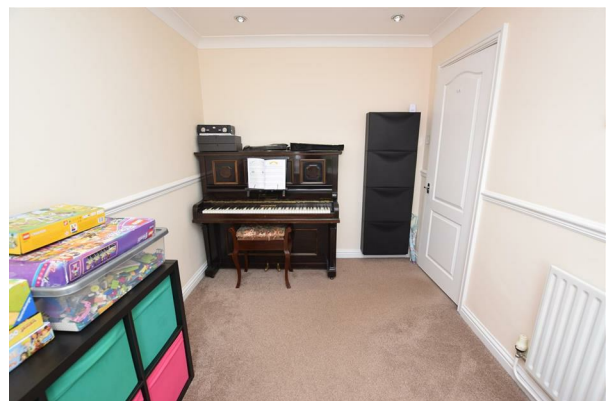
Additional photo



SITTING ROOM / PLAY ROOM

10'5" x 7'8" (3.18m x 2.35m)

Double glazed window to the front, radiator. Decorative dado rail and coving to the ceiling with down lights.



SITTING ROOM / PLAY ROOM

Additional photo



KITCHEN

11'10" x 11'6" (3.61m x 3.53m)

Fitted by Haagensens in 2017 with a striking range of wall and base units in a wood finish with contrasting work surface and upstands incorporating the inset sink unit with mixer tap. Built in appliances include two ovens, induction hob with extractor unit over, integrated fridge, freezer and dishwasher. Radiator. Coving to ceiling with down lights. Double glazed window to the rear. Double glazed door to the rear gives access to the rear garden. Arch to dining room.



KITCHEN

Additional photo



KITCHEN

Additional photo



DINING ROOM

11'5" x 8'5" (3.50m x 2.57m)

Continuation of the wall and base units. Double double doors open out onto the decked seating area. Radiator. Coving to the ceiling.



UTILITY

7'8" x 5'8" (2.35m x 1.75m)

Fitted with a range of storage units in a white finish with wood effect work surface, sink unit with mixer tap. Metro style tiled splash backs. Gas central heating boiler 2009 concealed within a cupboard. Plumbing for a washing machine. Double glazed window to the side.



FIRST FLOOR

LANDING

Access to the loft space. Airing cupboard.

BEDROOM 1

13'3" x 9'6" (4.04m x 2.92m)

Fitted range of bedroom furniture by Haagensen. Double glazed window to the front, radiator. Coving to the ceiling with down lights.



BEDROOM 1

Additional photo



EN SUITE

Fitted with a fully tiled shower cubicle with mains supply shower and glass doors. wash hand basin inset into dedicated vanity unit and a low flush w/c. Tiled floor. Radiator.



EN SUITE

Additional photo



BEDROOM 2

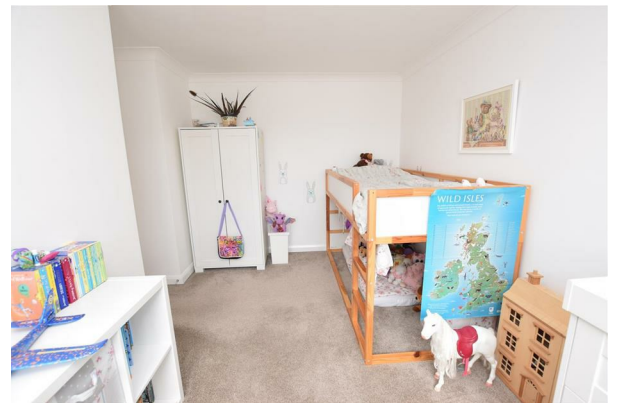
12'6" x 8'3" (3.82m x 2.52m)

Double glazed window to the front, radiator.



BEDROOM 2

Additional photo



BEDROOM 3

8'10" x 7'11" (2.7m x 2.43m)

Double glazed window to the rear, radiator.



BEDROOM 4

7'10" x 9'1" (2.39m x 2.78)

Double glazed window to the rear, radiator.



FAMILY BATHROOM

7'1" x 5'6" (2.17m x 1.7m)

Fitted with a white suite comprising of bath with folding glass screen and electric shower over, wash hand basin inset into dedicated vanity unit and low flush w/c. Fully tiled walls. Tiled floor. Double glazed window to the rear. Radiator.



OUTSIDE



GARDENS

The front garden has been graveled with ornamental plants and shrubs. Double width block paved driveway providing off street parking. Gate to the side giving access to the rear garden. A neat lawn with planted border bed to the rear. a generous decked seating area accessed from the dining room ideal for family living / outside entertaining. Greenhouse and garden shed. Outside tap. Boundaries are fenced.



GARDENS

Additional photo



DRIVEWAY

A double width block paved driveway provides off street parking.

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 & EPC RATING

Council Tax Band - C

EPC -

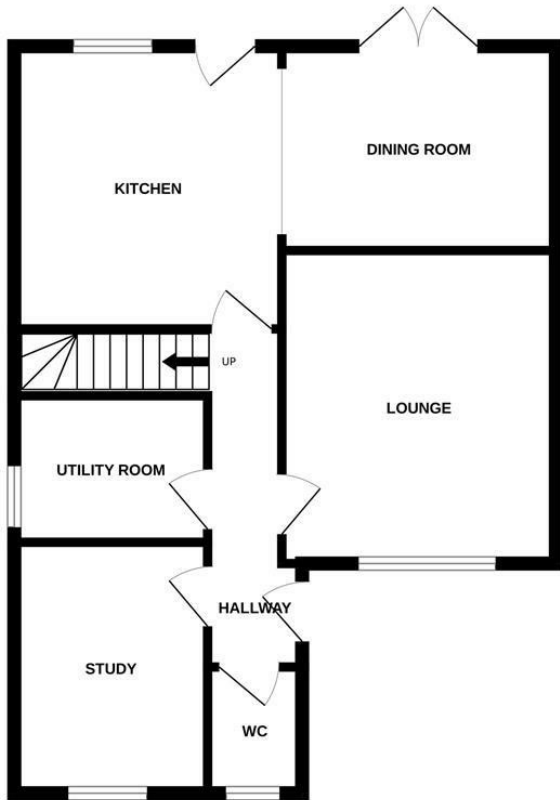
VIEWING ARRANGEMENTS

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

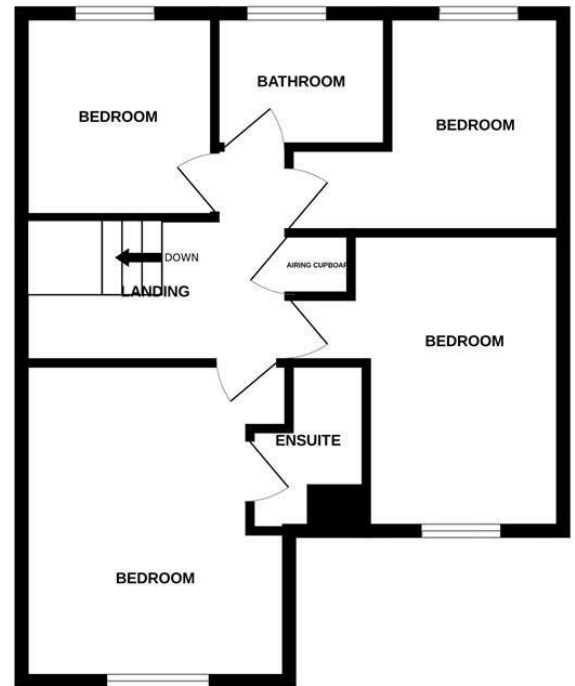
OPENING TIMES

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

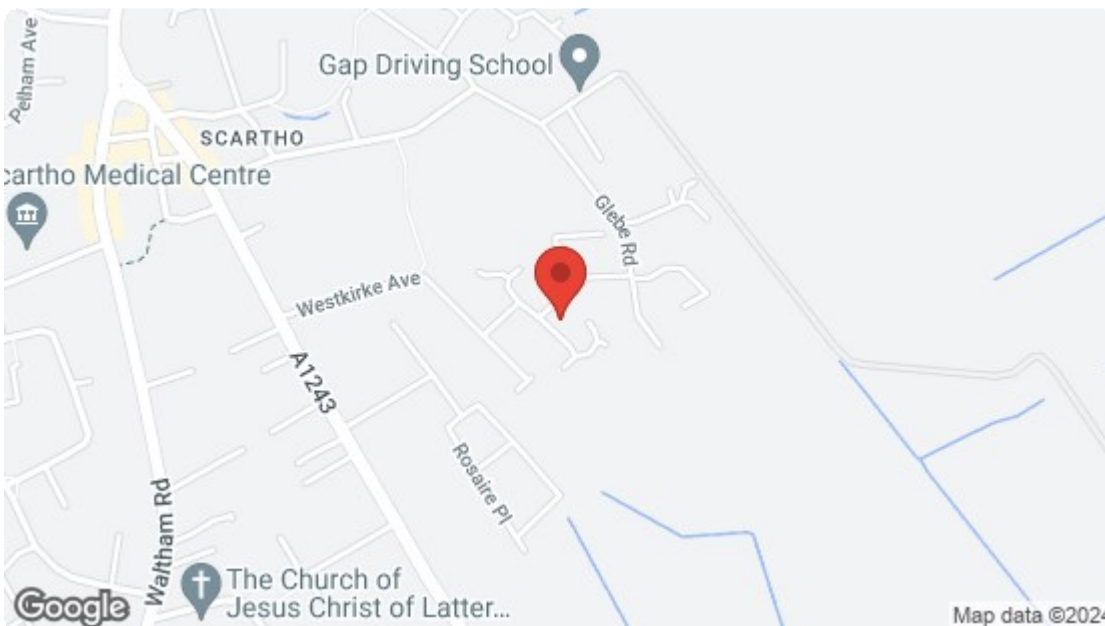
GROUND FLOOR



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			82
(81-91) B			
(69-80) C		70	
(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.