



57 Ancaster Avenue Scartho, North East Lincolnshire DN33 3LH

Situated off Springfield Road being ideally placed for local amenities is this spacious FOUR BEDROOM semi detached house with ample living space to the ground floor ideal for family living. The accommodation offers :- entrance hall, lounge, dining room, sitting room, cloakroom, kitchen, conservatory, four bedrooms and family bathroom bedroom and modern bathroom. GOOD SIZED rear garden. Generous driveway providing ample off street parking for numerous vehicles. Gas central heating and double glazing. Viewing is considered essential to appreciate all the accommodation on offer!

£209,950

- SPACIOUS SEMI DETACHED HOUSE
- FOUR BEDROOMS
- LOUNGE
- DINING ROOM
- SITTING ROOM
- KITCHEN
- CONSERVATORY
- CLOAKROOM
- FAMILY BATHROOM
- GENEROUS REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door leading into the hall. Spelled staircase to the first floor landing. Under stairs cupboard. Radiator. Coving to the ceiling. Laminate flooring.



LOUNGE

13'4" x 10'5" (12'10") (4.08m x 3.18m (3.92m))

Featuring a pebble style electric fire recessed into the chimney breast wall. Double glazed window to the front. Coving to the ceiling.



DINING ROOM

11'8" x 8'11" (3.56m x 2.73m)

Laminate flooring. Double glazed window to the rear. Coving to the ceiling. Under stair storage cupboard. Open plan to the sitting room.



SITTING ROOM

10'5" x 10'2" (3.18m x 3.11m)

Double glazed sliding patio doors to the rear, radiator. Coving to the ceiling.



CLOAKROOM

Fitted with a low flush w/c and wash hand basin. Tiling to dado height. Double glazed window to the front.



KITCHEN

16'4" x 12'10" (5.00m x 3.93m)

Fitted with a range of painted wall and base units in a green finish with contrasting work surface incorporating the one and half bowl sink unit with mixer tap. Tiled splash backs, Under cupboard lighting. Built in double oven and gas hob with extractor unit over. Plumbing for a washing machine and dishwasher, space for a fridge freezer. Tall radiator. Tiled flooring. Double glazed door to the side. Double glazed double doors lead into the conservatory. Coving to the ceiling.



KITCHEN

Additional photo



CONSERVATORY

15'10" x 9'4" (4.84m x 2.87m)

A generous double glazed conservatory with tiled flooring. French doors to the side give access to the patio area.



CONSERVATORY

Additional photo



FIRST FLOOR

LANDING

Coving to the ceiling with access to the loft space. Built in cupboard.

BEDROOM 1

14'4" to the front of the wardrobes x 9'2" (4.38m to the front of the wardrobes x 2.81m)

Two double glazed windows to the front. Fitted wardrobes. Coving to the ceiling. Radiator.



BEDROOM 2

13'10" x 8'2" (4.24m x 2.49m)

Double glazed window to the rear, radiator. Coving to the ceiling.



BEDROOM 3

10'7" x 9'4" (3.23m x 2.85m)

Double glazed window to the rear radiator.



BEDROOM 4

9'11" x 7'7" (3.04m x 2.32m)

Double glazed window to the front, radiator. Laminate flooring. Coving to the ceiling.



FAMILY BATHROOM

Fitted with a corner bath having a mains supply shower, pedestal wash hand basin and low flush w/c. Tiling over the bath area. Double glazed window to the rear, radiator.



FAMILY BATHROOM

Additional photo



OUTSIDE



GARDENS

The front garden stands behind a brick wall with a broken slate bed, generous concrete driveway with block detail, fencing either side. A timber gate leads to the good sized rear garden being mainly grassed with a hard standing to the side, garden shed. An additional patio area accessed from the conservatory. Decked seating area. Play house. Boundaries are fenced.



GARDENS

Additional photo



GARDENS

Additional photo



DRIVEWAY

The front garden stands behind a brick wall with a broken slate bed, generous concrete driveway with block detail, fencing either side. A timber gate leads to the good sized rear garden being mainly grassed with a hard standing to the side, garden shed. An additional patio area accessed from the conservatory. Decked seating area. Play house. Boundaries are fenced.

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 - B
EPC -

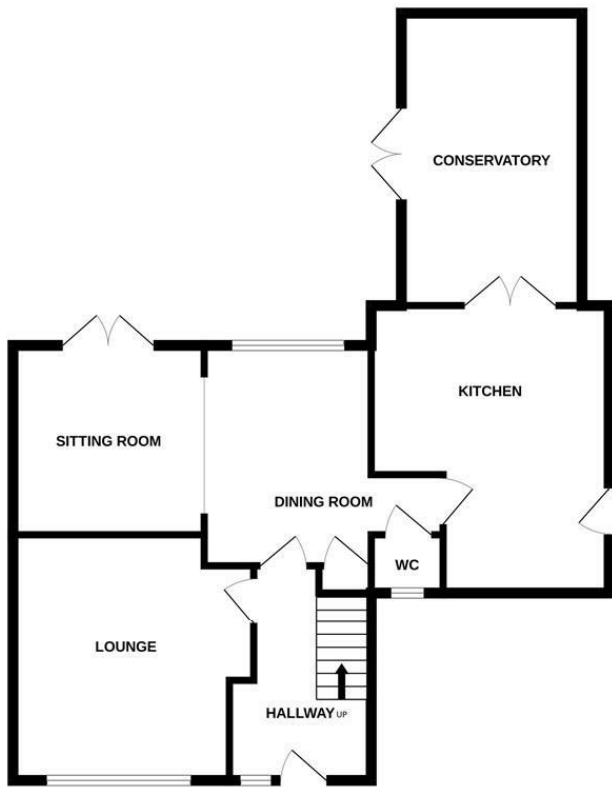
VIEWING ARRANGEMENTS

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

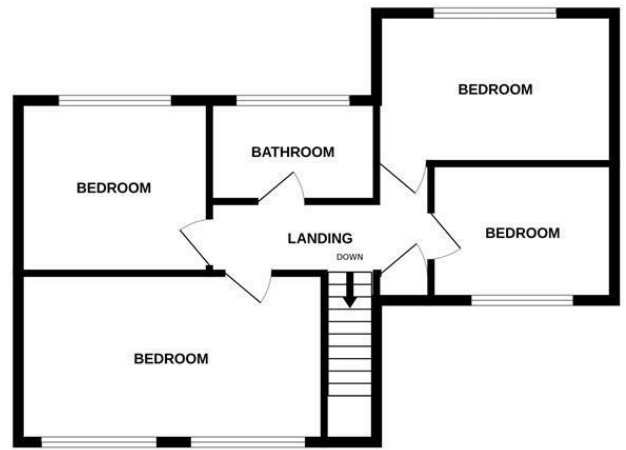
OPENING TIMES

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			
(55-68) D		62	
(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.