



6 Harrow Lane Scartho, Lincolnshire DN33 3TQ

Located on this modern development and originally constructed by Cyden Homes is this MODERN END LINK HOUSE, ideally placed for the easy access to Grimsby hospital, colleges and the town centre. The accommodation is ideal for investment/first time buyers and comprises: Lounge, fitted breakfast kitchen, cloakroom/ wc, two double bedrooms and bathroom/wc. Allocated parking space. The property has gas central heating, double glazing and security alarm. Open plan front garden and south facing rear garden.

Asking Price £145,000

- MODERN END LINK HOUSE
- LOUNGE
- BREAKFAST KITCHEN
- CLOAKROOM
- TWO BEDROOMS
- BATHROOM/WC
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- ENCLOSED SOUTH FACING GARDEN
- SECURITY ALARM



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

LOUNGE

15'11" x 12'7" (4.86m x 3.84m)

Approached via a composite entrance door into the lounge with staircase to the first floor. Wall mounted electric fire. Double glazed window to the front. Striking wood flooring. Radiator.



LOUNGE

ADDITIONAL PHOTO



BREAKFAST KITCHEN

12'7" x 11'11" (3.84m x 3.65m)

Fitted with a range of modern wall and base units in a black high gloss finish with contrasting work surfaces and include a built in oven and gas hob with extractor unit over. Wall mounted gas central heating boiler located in a matching wall cupboard. Plumbing for a washing machine. Double glazed window to the rear, double glazed door to the rear gives access to the rear garden. Tiled flooring. Radiator.



BREAKFAST KITCHEN

ADDITIONAL PHOTO



CLOAKS/WC

Fitted with a small wash hand basin and a low flush wc. Tiled Flooring. Double glazed window. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

12'7" x 12'0" (3.85m x 3.66m)

Double glazed window to the front, radiator. Access to the loft space.



BEDROOM 2

12'7" x 8'10" (3.84m x 2.70m)

Double glazed window, radiator.

BATHROOM

6'11" x 5'6" (2.11m x 1.68m)

Fitted with a P shaped bath with shower and glass screen, wash hand basin with useful storage cupboard underneath. Low flush w/c. Tiling over the bath area and continuing to dado height. Radiator. Double glazed window.



GARDENS

The property has an open plan front garden. The rear has been laid to lawn with paved patio and pathway. Boundaries are fenced with side access gate. Garden shed.



GARDENS

ADDITIONAL PHOTO



ALLOCATED PARKING SPACE

An allocated parking space is situated opposite the property.

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.

GREEN BELT CHARGE

There is an annual charge for maintenance of the common areas £184.01

VIEWING ARRANGEMENTS

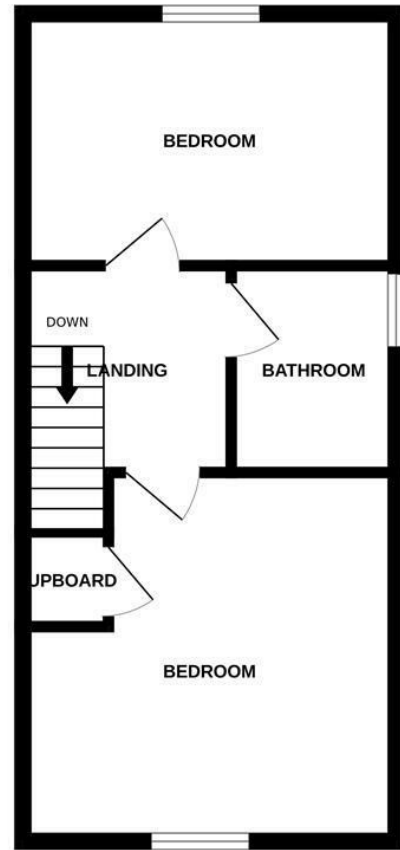
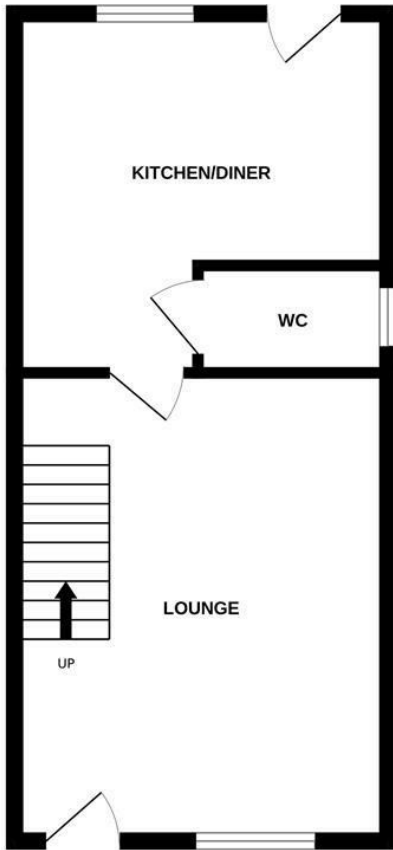
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

CONNECTED INTEREST

The owner of this property is a relative of a member of staff of Joy Walker Estate Agents Limited



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			93
(81-91) B		79	
(69-80) C			
(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			96
(81-91) B		82	
(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 firms 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.