



11 Odin Court, Scartho Top Scartho, North East Lincolnshire DN33 3RH

Situated on the popular Scartho Top Development which is ideally placed for easy access into Grimsby Town Centre, Diana, Princess of Wales Hospital, Grimsby and Franklin Colleges is this spacious FOUR BEDROOM DETACHED HOUSE. The property stands on a prominent corner plot with accommodation including: Entrance hall, cloaks/wc, good size lounge, separate dining room, modern fitted kitchen to the ground floor plus four bedrooms, one with en suite and a family shower room to the first floor. Integral brick garage. Gas central heating system (modern boiler). Double glazing. Open plan front garden and an enclosed SOUTH FACING rear garden.

£228,500

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FITTED KITCHEN & CLOAKS/WC
- EN SUITE & FAMILY SHOWER ROOM
- INTEGRAL GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- CORNER PLOT WITH ENCLOSED SOUTH FACING GARDEN
- POPULAR LOCATION
- CLOSE TO HOSPITAL AND GRIMSBY COLLEGES



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a security entrance door this excellent sized entrance hall has carpeted flooring and radiator.

CLOAKS/WC

Fitted with a contemporary vanity unit including a concealed wc, Heated towel rail. Laminate flooring.



DINING ROOM (FRONT)

10'0" x 14'6" (3.06 x 4.43)

Double glazed window to the front elevation and radiator. Double doors leads into the lounge.



LOUNGE (REAR)

15'0" x 10'5" (4.59 x 3.20)

With views over the rear garden via double glazed patio doors, this good sized lounge has laminate flooring and radiator. The focal point of this room is the decorative wooden fire surround inset with a marble effect back and a living flame gas fire.



LOUNGE

Additional photo



KITCHEN

11'5" x 10'0" (3.50 x 3.05)

Recently fitted with base and wall cupboards in grey including an electric oven, gas hob with an extractor fan above. The complementary work surfaces are inset with a stainless steel sink unit and has space beneath for either dishwasher or washing machine. Tiled splash backs. Tiled flooring. Two double glazed windows. Security side door.



KITCHEN

Additional photo



FIRST FLOOR

LANDING

The grey spindled balustrade leads up from the ground floor. Double glazed window.



BEDROOM 1 (REAR)

11'9" x 11'5" (3.59 x 3.50)

Double glazed window. Radiator. Open storage providing excellent hanging space.



EN SUITE SHOWER ROOM

4'9" x 6'7" (1.47 x 2.01)

Fitted with shower cubicle having a glass door to the front and a vanity unit including a concealed wc. Inset spot lights to ceiling. Heated towel rail. Extensive grey waterproof wall boarding. Double glazed window.



BEDROOM 2 (FRONT)

13'1" x 11'5" (3.99 x 3.49)

Double glazed window. Radiator. Extensive open hanging space.



BEDROOM 3 (REAR)

8'2" x 10'2" (2.49 x 3.10)

Double glazed window. Radiator.



BEDROOM 4

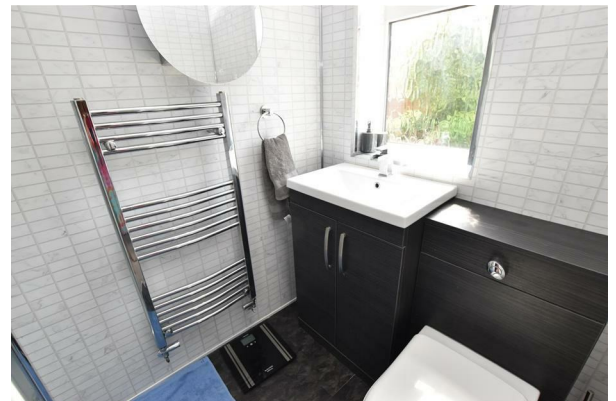
6'11" x 7'7" (2.13 x 2.32)

Double glazed window. Radiator.

SHOWER ROOM/WC

8'3" x 5'2" (2.54 x 1.58)

Fitted with a walk in shower cubicle having a glass screen to the front together with a vanity unit including a concealed wc. Heated towel rail. Illuminate mirror. Extensive grey waterproof wall boarding.



SHOWER ROOM/WC

Additional photo



INTEGRAL GARAGE

With up & over door, power & lighting and plumbing for automatic washing machine

OUTSIDE



THE GARDENS

The property stands on a prominent corner plot with front garden containing a wide tarmac driveway providing additional off road parking which in turn leads to the Integral garage. The side garden is lawned. In addition the enclosed SOUTH FACING garden is again lawned containing a raised area situated at the rear of the property ideal for Alfresco dining. Situated close to the property is a paved patio area.



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

Council tax band C

VIEWING ARRANGEMENTS

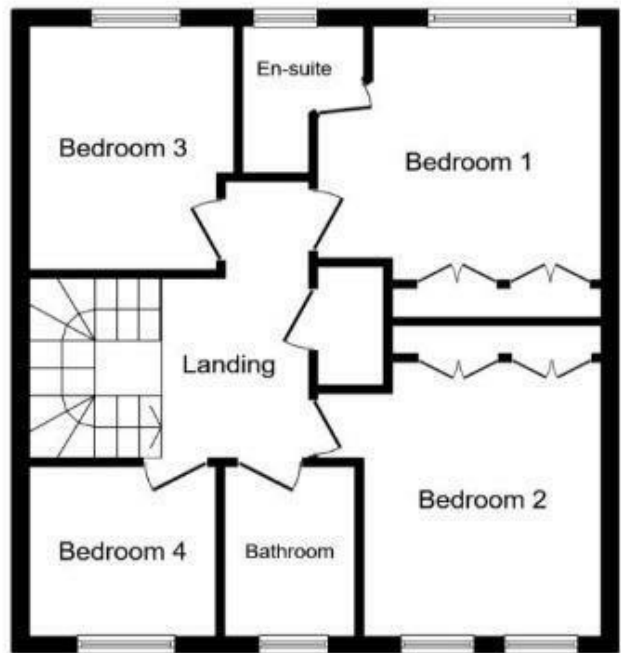
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.