



24 Harrow Lane Scartho, North East Lincolnshire DN33 3TQ

This stunning FIVE BEDROOM DETACHED FAMILY HOME situated on the popular Scartho Top Development having the added benefit of the signature Cyden detached two storey garage which is currently used as a gym, integral store and bar. The property is presented to a very high standard with spacious accommodation including: Entrance hall, cloaks/wc excellent sized lounge which opens into the sun room, contemporary styled kitchen/dining room and utility room to the ground floor. Four bedrooms one with en suite plus family bathroom/wc the first floor and a master bedroom suite including shower room and dressing room to the second floor. Gas central heating system. Double glazing. Front garden and enclosed SOUTH FACING rear garden with secure off road parking. Carpets, blinds and light fittings included in the sale.

£364,995

- STUNNING FAMILY HOME
- LOUNGE & SUN ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM AND CLOAKS/WC
- FOUR BEDROOMS ONE WITH EN SUITE & FAMILY BATHROOM
- MASTER BEDROOM WITH EN SUITE & DRESSING ROOM
- DETACHED TWO STOREY GYM, BAR & STORE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- SOUTH FACING REAR GARDEN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a black composite entrance door, LVT flooring, radiator and useful storage cupboard. Double doors leads into the lounge



CLOAKS/WC

6'2" x 2'9" (1.88 x 0.85)

Fitted with a small pedestal wash hand basin and a low flush wc. Vinyl flooring.



LOUNGE

20'3" x 11'2" (6.19 x 3.42)

This excellent sized formal lounge has a double glazed window to the front elevation plus double doors which leads into the sun room and two radiators. The focal point of this room is a mock chimney breast has a recess for a TV with an enclosed contemporary style electric fire set within a glass screen.



LOUNGE

Additional photo



LOUNGE

Additional photo



SUN ROOM

11'10" x 10'10" (3.63 x 3.31)

This lovely sun room has views over the rear garden with a double glazed window to the rear plus double glazed french doors to the side. Wood effect laminate flooring and radiator.



KITCHEN/DINING ROOM

20'4" x 10'11" (6.21 x 3.35)

A superbly dining kitchen is fitted with an excellent range of grey base and wall cupboards incorporating an integrated fridge/freezer and dishwasher plus a built in electric oven. The contrasting work surfaces are inset with stainless steel sink unit. The base cupboards extends to form a natural divide between the kitchen and dining room which houses the gas hob with stainless steel extractor fan. To the dining area at the front is a double glazed window and radiator. The floor is fully tiled.



KITCHEN/DINING ROOM

Additional photo



KITCHEN AREA PHOTO



KITCHEN AREA PHOTO



DINING AREA PHOTO



UTILITY ROOM

5'10" x 5'0" (1.79 x 1.54)

Fitted with matching grey units having space beneath the work surface for washing machine etc. Wall mounted gas fired boiler. Tiled floor. Double glazed door leads out onto the rear garden.



FIRST FLOOR

LANDING

Staircase leads up to the second floor.



BEDROOM 2 (REAR)

10'5" x 11'3" (3.20 x 3.44)

Double glazed window. Radiator. Bank of floor to ceiling wardrobes having mirrored fronts.



BEDROOM 2

Additional photo



EN SUITE SHOWER ROOM

5'11" x 5'9" (1.82 x 1.77)

Comprising a tiled shower area having a tiled floor with soak away including a hand held shower spray, a small vanity unit and a low flush wc. Heated towel rail. Double glazed window.



BEDROOM 3 (REAR)

11'3" x 10'9" (3.44 x 3.29)

Double glazed window. Radiator.



BEDROOM 4 (FRONT)

10'4" x 9'3" (3.17 x 2.84)

Double glazed window. Radiator.



BEDROOM 5 (FRONT)

12'5" x 7'9" (3.79 x 2.37)

Double glazed window. Radiator.



FAMILY BATHROOM/WC

6'11" x 5'3" (2.13 x 1.61)

Fitted with a suite in white comprising a panelled bath having a hand held shower spray, a small vanity unit and a low flush wc. Vinyl flooring. Heated towel rail. Double glazed window.



SECOND FLOOR

LANDING

Velux window. Useful storage cupboard.

LANDING



MASTER BEDROOM SUITE

BEDROOM 1

13'8" x 11'5" (4.19 x 3.49)

Double glazed window. Two radiators. Access to eaves giving excellent storage.



BEDROOM 1

Additional storage



SHOWER ROOM

7'1" x 5'9" (2.16 x 1.76)

Fitted with a tiled shower area having a tiled floor with soak away again having a hand held shower spray, a small vanity unit and a low flush wc. Heated towel rail and radiator. Velux window.



DRESSING ROOM

7'10" x 7'4" (2.41 x 2.26)

Having a double glazed window to the front elevation radiator and fitted airing cupboard, this dressing is fitted with open hanging space, drawers and a shoe store.



OUTSIDE

TWO STOREY OUTBUILDING

Originally this would have been a double garage but has now been converted.

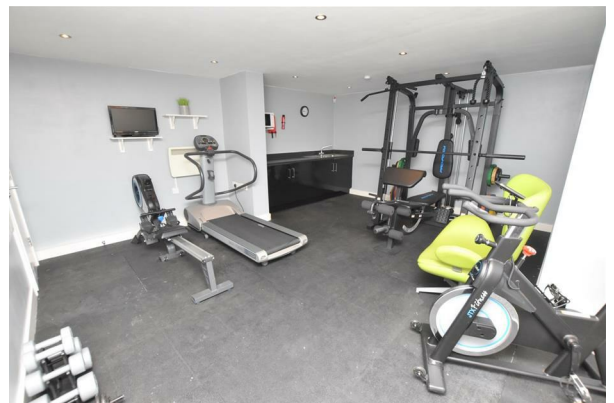


GROUND FLOOR AREA

20'2" x 17'7" (6.15 x 5.37)

Accessed via a side or a front double glazed door to the front, this area is currently used a gym which has a small kitchen area to the rear and a separate wc.

GROUND FLOOR GYM



GARDEN STORE

8'5" x 3'9" (2.58 x 1.15)

This useful integrated garden store is accessed through an up and over garage door to the front, light and power.

FIRST FLOOR AREA

17'7" x 20'2" (5.37 x 6.15)

The small lobby has a separate staircase leading up to the first floor entertaining area which includes a full sized bar, space for pool table together with a seating area. Two wall mounted electric heaters and a fitted base units inset with a sink unit. Double glazed window to the front elevation.



FIRST FLOOR BAR AREA



THE GARDENS

The property stands in both front and rear gardens, the small fore garden is gravelled and set behind black railings, To the side of the property are high wooden gates electronically controlled which leads onto the wide driveway providing secure all road parking for numerous vehicles. The enclosed south facing garden contains a patio situated close to the property ideal for Alfresco dining and a lawn inset with small trees which provides shelter during the summer months. Outside tap.



THE GARDENS



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold and in addition there is an annual charge for maintenance of the common areas of the development. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

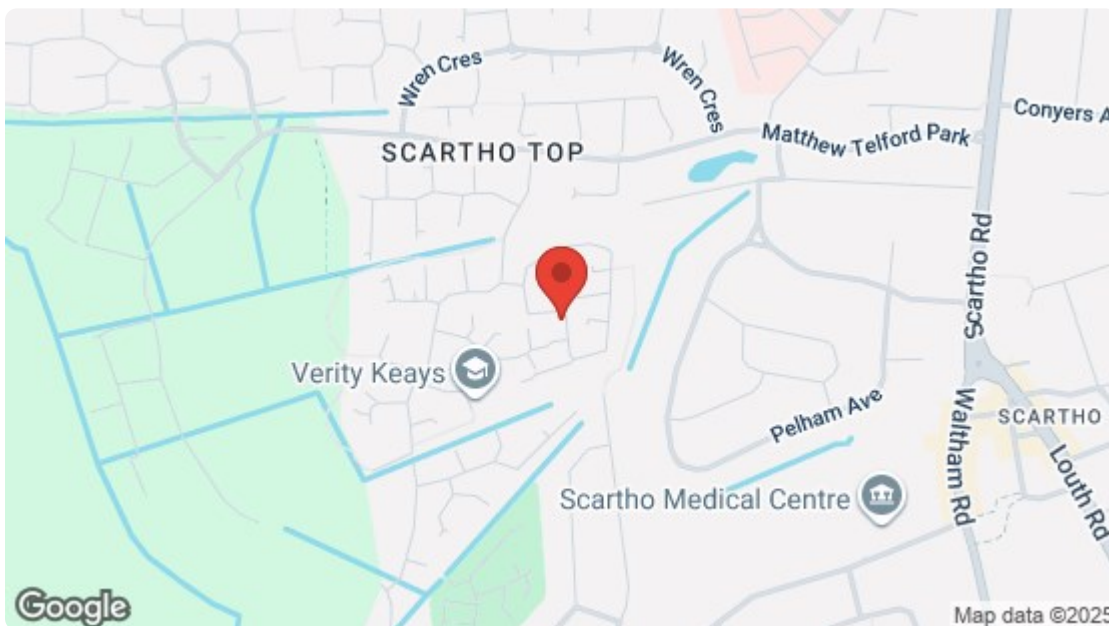
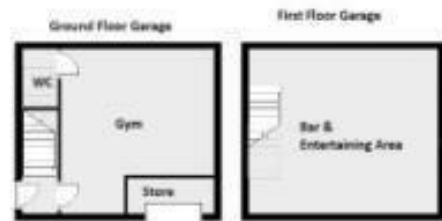
Council Tax Band - E

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.