



44 Rosaire Place Scarcho, North East Lincolnshire DN33 2JS

A beautifully modernised THREE BEDROOM SEMI DETACHED home in the heart of Scarcho Village, located close to all local amenities including excellent bus routes, and within easy reach of both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing, creating a warm and inviting family home. The ground floor features an entrance hall, spacious lounge and a stylish modern kitchen-diner complete with a walk-in pantry. Upstairs, there are three generously sized bedrooms and an ultra-modern bathroom boasting a walk-in shower and a freestanding bath. Externally the property offers a low-maintenance front garden ideal for off-road parking with double wooden gates leading to a detached garage. The private, westerly-facing rear garden provides the perfect space for relaxation. NO FORWARD CHAIN.

£189,950

- SCARTH VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- MODERN KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- ULTRA MODERN BATHROOM
FREE STANDING BATH
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a half glazed uPVC door with side light panel.



HALLWAY

The welcoming hallway has wood effect laminate flooring with carpeted stairs having an enclosed banister with under stairs storage. Radiator fitted.



LOUNGE

15'0" x 12'5" (4.59 x 3.81)

To the front of the property with a uPVC double glazed bay window, laminate flooring, and radiator with ornate cover. The main focal point is the composite fire surround with space for an electric style stove. Finished with USB plug sockets.



LOUNGE

Additional Photograph



KITCHEN DINER

19'3" x 8'9" (5.87 x 2.67)

The modern kitchen diner is fitted with grey shaker style wall and base units having contrasting white worksurfaces with matching splashbacks and incorporates a Belfast style sink, integrated dishwasher, fridge freezer, gas hob with modern feature tiled splashback, stainless steel chimney style extractor hood and electric fan assisted oven. Wall mounted boiler in matching unit. Finished with down lights to the ceiling, wood effect laminate flooring, radiator with ornate cover, two uPVC double glazed windows with white wooden slated blinds, side glazed uPVC door and a walk in pantry.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



FIRST FLOOR

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FIRST FLOOR LANDING

Having enclosed banister with wood effect laminate flooring and uPVC double glazed window to the side aspect.



BEDROOM ONE

14'4" x 11'1" (into wardrobes) (4.39 x 3.39 (into wardrobes))

The master bedroom is to the front of the property and has a walk in uPVC double glazed bay window with white wooden blinds, carpeted floor and radiator with ornate cover and wall to wall built in wardrobes.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

10'2" x 9'4" (3.10 x 2.86)

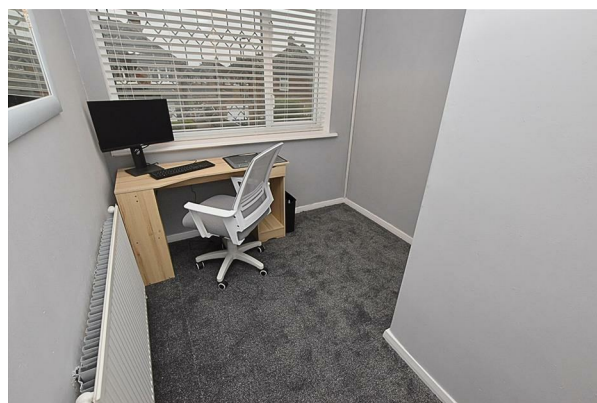
The second double bedroom is to the rear of the property with a uPVC double glazed window with white wood blinds, carpeted flooring, radiator and built in wardrobes.



BEDROOM THREE

9'3" x 7'3" (2.83 x 2.21)

To the front of the property with a uPVC double glazed window with fitted wooden blinds, carpeted flooring, radiator and built in storage cupboard.



BATHROOM

7'9" x 7'4" (2.37 x 2.25)

This ultra modern bathroom benefits from a white four piece suite comprising of; Walk in shower with mains fed rainfall shower and glazed screen, freestanding bath with central tap and hand shower, hand wash basin and low flush wc. Finished with modern tiling to the walls and floor, tall column radiator, down lights to the ceiling and uPVC double glazed window to the rear of the property.



BATHROOM

Additional Photograph



OUTSIDE

GARDENS

The property stands with a walled boundary to the front boundary and double open access leading to the low maintenance front garden with feature paving and shingle providing ample off road parking, fenced side boundaries and double wooden gates leading to the further driveway. The westerly facing rear garden is again of low maintenance with paving and feature shingle, raised planting beds and green house.



GARDENS

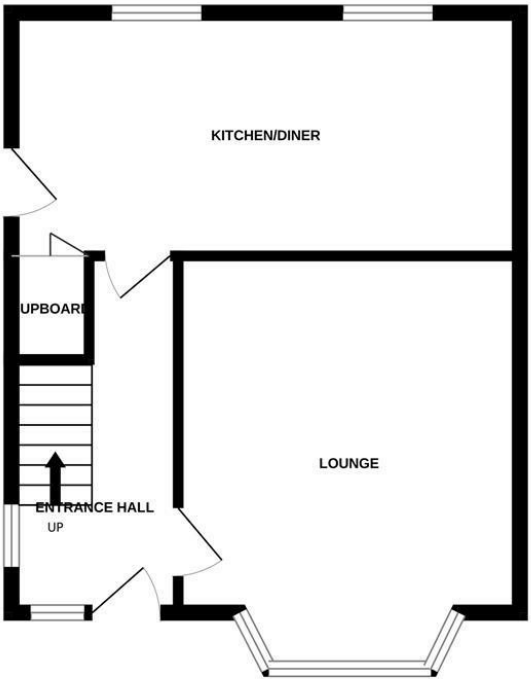


GARAGE

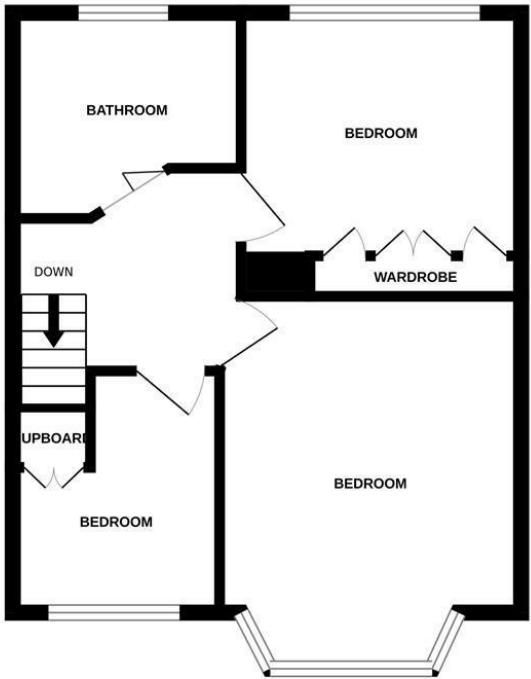
17'8" x 8'0" (5.40 x 2.46)

Detached concrete sectional garage with double wood doors to the front, electric and lighting.

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		85
(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 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.