



17 Wren Crescent Scartho, Grimsby, North East Lincolnshire DN33 3RA

We are delighted to offer for sale with NO FORWARD CHAIN this FIVE BEDROOM DETACHED FAMILY HOME with TWO EN SUITES situated on the ever popular Scartho Top close to all local amenities, good schools and Princess Dina of Wales Hospital. The property benefits from gas central heating, newly fitted eco boiler, solar panels and uPVC double glazing and boasts a great sized living space for a growing family. The accommodation comprises of; Entrance hall, kitchen diner, utility room, cloakroom/wc, lounge open to the dining room and conservatory and to the first floor FIVE BEDROOM, master bedroom with en suite bathroom, second double bedroom with en suite shower room and modern family bathroom. The property stands set back from the road with an open plan front garden with resin driveway providing off road parking and leading to the garage. Gated access leading to the sunny rear garden, which has dual paved patio areas, lawn and mature planting to the borders. Viewing is highly recommended.

Chain Free £280,000

- LARGE DETACHED FAMILY HOME
- KITCHEN DINER
- UTILITY ROOM
- CLOAKROOM/WC
- LOUNGE OPEN TO DINING ROOM
- CONSERVATORY
- FIVE BEDROOMS WITH TWO EN SUITE
- FAMILY BATHROOM
- NEW ECO BOILER & SOLAR PANELS
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Access via a composite door into the hallway.



HALLWAY

The welcoming hallway has coving to the ceiling, carpeted flooring, radiator and feature archway leading to the carpeted stairs with open white spindle balustrade. Double wooden glazed doors leading to the lounge.



KITCHEN DINER

16'10" x 11'6" (5.14 x 3.52)

The kitchen diner is a great size and benefits from a range of beech front wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, induction hob with stainless steel splashback, chimney style extractor hood, built in microwave and electric fan assisted oven and integrated dishwasher and freestanding American fridge freezer. Finished with down lights to the ceiling, tiled flooring, radiator and uPVC double glazed window and French doors leading to the garden.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



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KITCHEN DINER



UTILITY ROOM

9'3" x 4'11" (2.83 x 1.50)

The modern utility room benefits from a range of grey wall and base units with contrasting worksurfaces and matching splashbacks with a Belfast sink, plumbing for and automatic washing machine and space for a tumble dryer. finished with wood effect laminate flooring, radiator and wooden glazed door to the side aspect.



CLOAKROOM

6'3" x 2'8" (1.92 x 0.82)

Benefitting from a white two piece suite comprising of; Vanity unit with handy storage and hand wash basin and low flush wc with hidden cistern. finished with modern boarded splashbacks, wood effect laminate flooring, radiator and uPVC double glazed window to the front aspect.



LOUNGE

18'2" x 10'11" (5.54 x 3.33)

The larger than average lounge can be accessed via the double wooden glazed doors and has dual aspect uPVC double glazed windows, coving to the ceiling, carpeted flooring, radiator, feature white wooden fires surround with marble hearth and back and gas fire. Open arch leading to the dining room.



LOUNGE



LOUNGE



DINING ROOM

11'7" x 9'3" (3.55 x 2.83)

Having an open arch from the lounge with uPVC double glazed French doors leading to the conservatory, coving to the ceiling, carpeted flooring and radiator.



DINING ROOM



CONSERVATORY

10'6" x 7'11" (3.22 x 2.43)

Access via uPVC double glazed French doors the brick base conservatory makes a fantastic addition to the property. Finished with further uPVC double glazed French doors leading to the garden, down lights to the ceiling and wood effect laminate flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with white open spindle balustrade, large storage cupboard and loft access to the ceiling. The loft has a pull down ladder.



MASTER BEDROOM

12'0" x 10'9" (3.68 x 3.28)

The master bedroom has a uPVC double glazed window to the front aspect, carpeted flooring and radiator. Door leading to the en suite bathroom.



MASTER BEDROOM



EN SUITE BATHROOM

6'8" x 6'1" (2.04 x 1.86)

Benefitting from a white three piece suite comprising of; Bath with dual shower head one being rainfall and glazed screen, white high gloss combination unit with handy storage, hand wash basin and low flush wc with hidden cistern. Finished with modern Aqua paneling to the splash back area and decorative tiles to dado height, wood effect laminate flooring, heated towel rail, down lights and uPVC double glazed window to the side aspect.



BEDROOM TWO

11'3" x 10'7" (3.45 x 3.24)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Door leading to the en suite shower room.



BEDROOM TWO



EN SUITE SHOWER ROOM

6'8" x 4'9" (2.05 x 1.45)

The modern shower room benefits from a white three piece suite comprising of; Walk-in in shower with dual shower head one being rainfall style, white high gloss combination unit with handy storage, hand wash basin and low flush wc with hidden cistern. Finished with modern Aqua paneling, wood effect laminate flooring, down lights to the ceiling, extractor fan and heated towel rail.



BEDROOM THREE

15'8" x 8'8" (4.79 x 2.65)

The third double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM FOUR (L-SHAPED1)

11'5" x 8'10" (3.48 x 2.71)

The fourth double bedroom is to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM FIVE

8'9" x 6'6" (2.67 x 2.00)

The fifth bedroom is ideal for an office and has a uPVC double glazed window to the front aspect, carpeted flooring and radiator.



BATHROOM

7'3" x 5'11" (2.21 x 1.81)

The modern bathroom benefits from a white three piece suite comprising of; Bath with dual headed shower over, one of which is rainfall style and glazed screen, wall to wall white high gloss combination unit with handy storage, hand wash basin and low flush wc with hidden cistern. Finished with modern Aqua paneling and decorative tiles to dado height, wood effect laminate flooring, heated towel rail, down lights to the ceiling and uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property stands away front the road with an open plan front garden which is laid to lawn with a mature tree planted and resin driveway providing ample off road parking leading to the garage. Dual side wooden gates lead to the rear garden. The rear garden has fenced boundaries with dual paved patio areas and mature planting to the borders. Outside lighting with fitted cameras and ring door bell.



THE GARDENS



THE GARDENS



GARAGE

17'7" x 8'2" (5.37 x 2.51)

The garage has an electric roller door and is fitted with electric and lighting. Housing the new eco boiler which has remaining warranty and consumer unit.

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 - E

EPC -

VIEWING ARRANGEMENTS

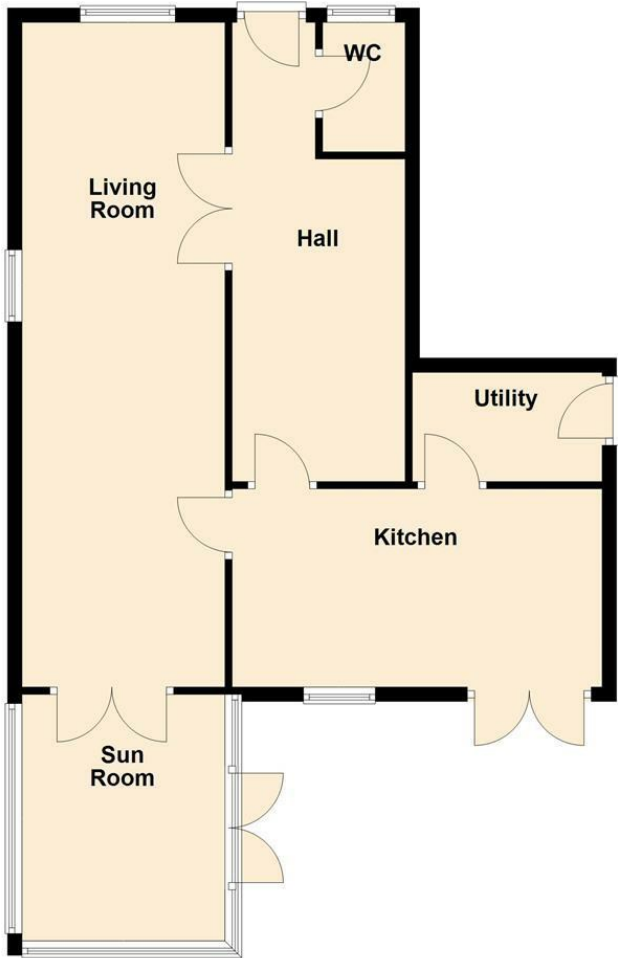
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

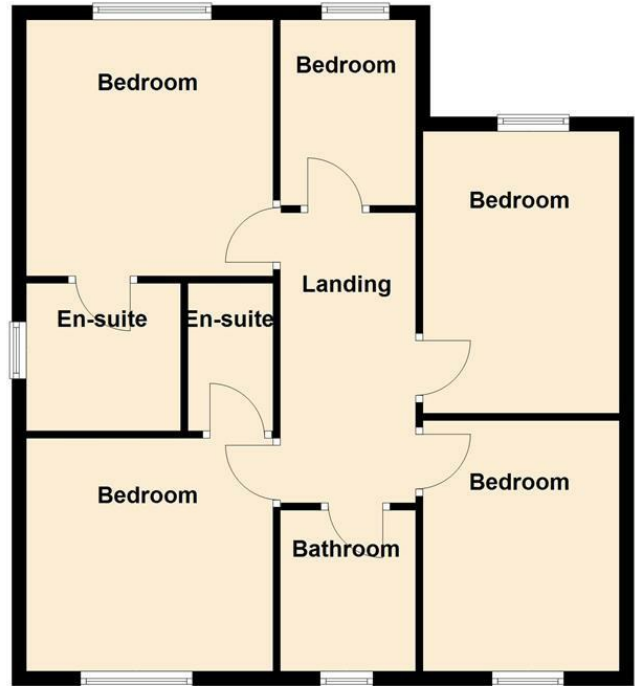
Ground Floor

Approx. 71.5 sq. metres (769.2 sq. feet)

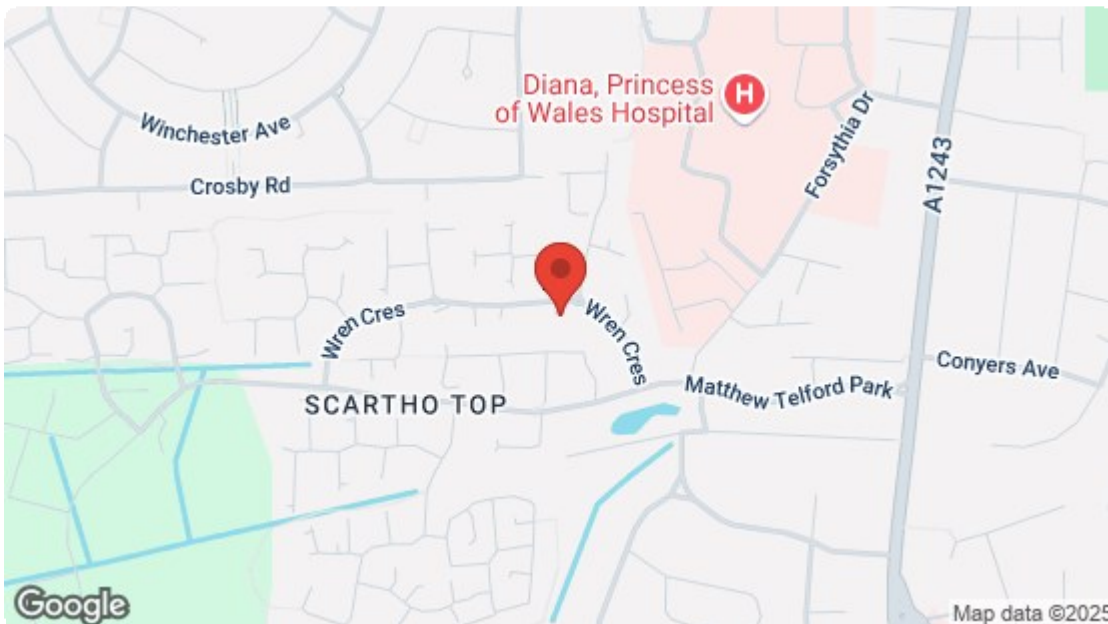


First Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



Total area: approx. 142.0 sq. metres (1528.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	80
(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		
(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.