



## 237 Louth Road Grimsby, North East Lincolnshire DN33 2JX

This detached bungalow, set on a large and private plot within the popular village of Scartho offers excellent potential for modernisation and is conveniently located close to local amenities, highly regarded schools, and a selection of restaurants. The spacious accommodation requires general updating and features a kitchen-diner, utility room, lounge, conservatory, three ground-floor bedrooms, and a ground-floor bathroom with an additional bedroom situated on the first floor. Externally the property boasts established gardens with a generous driveway providing ample off-road parking, a detached garage and a substantial private rear garden complete with a timber shed, greenhouse, mature fruit trees and dual-aspect paved patios, all predominantly laid to lawn. Viewing is highly recommended, and the property is offered for sale with no forward chain.

**Chain Free £295,000**

- DETACHED DORMER BUNGALOW
- LARGE MATURE GARDENS
- KITCHEN DINER
- UTILITY ROOM
- LOUNGE DINER
- CONSERVATORY
- FOUR BEDROOM (THREE GROUND FLOOR)
- BATHROOM (GROUND)
- IN NEED OF GENRAL MODERNISATION
- NO FORWARD CHAIN





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## PORCH

To the front of the property is a covered porch with tiled flooring

## ENTRANCE

Accessed via a composite door into the reception hallway.



## RECEPTION HALLWAY

The hallway has coving and feature cornice to the ceiling, carpeted flooring, two radiator, built in cloaks and storage cupboard. Having a feature returned staircase wooden staircase with open spindle balustrade and carpet runner.



## KITCHEN DINER

14'7" x 9'11" (4.47 x 3.03)

The kitchen benefits from a range of wooden wall and base units with solid wood worksurfaces extending to a breakfast bar area, tiled splash backs and incorporates a ceramic sink and drainer, rangemaster oven and ample space for further appliances. Finished with down lights to the ceiling, tiled flooring, uPVC double glazed window to the side aspect and open wall to the utility room.



## KITCHEN DINER



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## KITCHEN DINER



## UTILITY ROOM

13'0" x 8'2" (3.98 x 2.51)

The utility room benefits from a range of low level units with contrasting work surfaces, ample space for appliances and is finished with feature exposed brick wall, two uPVC double glazed windows to the side aspect, tiled flooring, radiator and fully glazed uPVC door with side light panel overlooking the garden.





## UTILITY ROOM



## LOUNGE DINER

26'4" x 14'0" (8.04 x 4.27)

This dual purpose room has a uPVC double glazed window overlooking the garden and patio doors leading to the conservatory. Having ample room for a lounge area and dining area with coving to the ceiling, carpeted flooring, two radiators and feature stone fireplace with walnut plinths, quarry tiled hearth and gas fire. Double doors leading to the reception hall.



## LOUNGE DINER



## LOUNGE DINER



## LOUNGE DINER



## CONSERVATORY

15'11" x 12'8" (4.86 x 3.88)

The handy addition is brick based with uPVC double glazed windows and French doors leading to the patio area. Finished with tiled flooring having electric underfloor heating.



## MASTER BEDROOM

14'8" x 12'5" (4.48 x 3.79)

The master bedroom has a uPVC double glazed bay window to the front aspect, coving to the ceiling, carpeted flooring, radiator and a range of built in wardrobes with matching overhead cupboards, bedside draws and dressing table.



## MASTER BEDROOM





## BEDROOM TWO

13'6" x 10'11" (4.13 x 3.35)

The second double bedroom has a uPVC double glazed window to the front aspect, coving to the ceiling, tiled flooring and radiator.



## BEDROOM THREE

12'5" x 8'0" (3.80 x 2.44)

The third bedroom has built in wardrobes, coving to the ceiling, carpeted flooring, radiator and a uPVC double glazed window to the side aspect.



## BATHROOM

9'10" x 6'5" (3.01 x 1.98)

The ground floor bathroom benefits from a white four piece suite comprising of; Bath, shower, pedestal handwash basin, low flush wc and bidet. Finished part tiled walls, tiled flooring, radiator, extractor fan and uPVC double glazed window to the side aspect.



## FIRST FLOOR

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## FIRST FLOOR LANDING

Having continued wooden open spindle balustrade, carpeted flooring, Velux style window, large walk in storage cupboard, further storage cupboards and eaves storage.



## BEDROOM FOUR

14'2" x 14'0" (4.33 x 4.29)

The first floor bedroom has a Velux style window, carpeted flooring, radiator, built in storage cupboards and further eaves storage.



## OUTSIDE

### THE GARDENS

The property is set back from the road with an open access driveway which provides ample off road parking. Having hedged boundaries the front garden is mainly laid to lawn with mature planting to the borders. A red brick paved area in front of the property provides further parking and a turning point. Wrought iron access gates to both side leading to the rear garden. Ideal for the budding garden this large rear garden is section by the current owners the first part of the garden is mainly laid to lawn with a paved patio area, feature raised planting area, two timber shed, one of which has a further patio area in front and is fitted with electric and lighting, greenhouse and garden storage area. A gate reveals the rear of the garden which is again mainly laid to lawn with hedged boundaries and mature fruit trees planted.



### THE GARDENS



### THE GARDENS





## THE GARDENS



## PATIO AREA



## REAR VIEW



## FRONT GARDEN



## DRIVEWAY

### DETACHED GARAGE

18'10" x 9'1" (5.76 x 2.77)

Detached brick built garage with electric roller door to the front aspect, dual aspect uPVC double glazed windows and side curtesy door. Fitted with storage units, electric and lighting and an inspection pit for the budding motor mechanic.



## FULL PROPERTY VIEW



### 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 - D

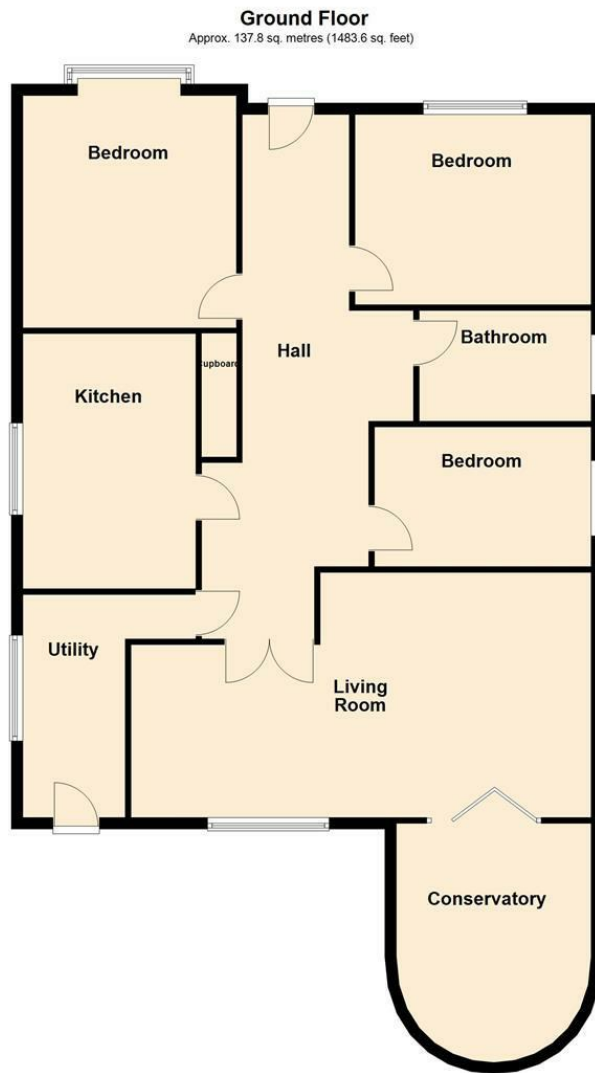
EPC -

### 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



Total area: approx. 171.1 sq. metres (1841.7 sq. feet)



| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
|                                                                 |           | <b>80</b> |
|                                                                 | <b>63</b> |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
|                                                                 |           |           |
| <b>England &amp; Wales</b> 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.