



51 Wren Crescent Scartho, North East Lincolnshire DN33 3RA

Situated on this ever popular development of Scartho Top close to all local amenities of Scartho village along with its cafes, bars and excellent schooling is this FOUR BEDROOM DETACHED HOUSE with DOUBLE GARAGE sitting on a large than average plot with southerly facing rear garden. The well maintained accommodation offers :- entrance hallway cloakroom, spacious lounge, conservatory, dining room/study, breakfast kitchen, utility room, four bedrooms, en suite bathroom and family shower room. To the front of property is ample off road parking and double detached garage and to the rear a larger than average southerly facing rear garden. The property has gas central heating system and double glazing. Early viewing is highly recommended.

Offers Around £245,000

- DETACHED FAMILY HOME
- KITCHEN, UTILITY
- LOUNGE, CONSERVATORY
- CLOAKROOM
- DINING ROOM/STUDY
- FOUR BEDROOMS
- EN SUITE
- SHOWER ROOM
- GOOD SIZED PLOT,
DOUBLE GARAGE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE

Accessed via a composite door with glazed panel into the entrance hallway.

HALLWAY

A welcoming entrance hallway with staircase leading to the first floor having a open white wooden spindle balustrade.



LOUNGE

17'1" x 11'1" (5.23 x 3.40)

Having a uPVC double glazed window to the front aspect and patio doors leading to the conservatory. Coved ceiling, two radiators with the main focal point being the feature fireplace which has a wooden surround, marble hearth and back with inset coal effect gas fire.



LOUNGE



CONSERVATORY

11'5" x 10'11" (3.50 x 3.33)

The hand addition to this great sized family home has tiled flooring and French doors leading to the rear garden.



DINING ROOM/STUDY

11'6" x 9'8" (3.53 x 2.97)

Located to the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



CLOAKS/WC

4'5" x 4'1" (1.35 x 1.25)

Benefitting from a two piece suite comprising of low flush wc and wall mounted hand wash basin. uPVC double glazed window to the side aspect, radiator, tiled effect vinyl and extractor fan.



KITCHEN DINER

11'8" x 9'8" (3.57 x 2.95)

The bright and airy kitchen benefits from a range of Beech front wall and base units with modern contrasting worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with extractor hood above and electric fan assisted oven and under counter space for a fridge. Finished with neutral tones to the walls and newly fitted tiled effect vinyl flooring, radiator and uPVC double glazed window over looking the southerly facing rear garden.



KITCHEN



UTILITY ROOM

9'7" x 6'0" (2.94 x 1.84)

Having a range of matching wall and base units from the kitchen and contrasting worksurfaces, tiled splashbacks and incorporates a stainless steel sink and drainer with ample under counter space for all appliances. Wall mounted boiler and tiled effect inyl flooring. Having a glazed composite door to the side aspect and rear uPVC double glazed window.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued open white wooden spindle balustrade, radiator, airing cupboard, loft access to the ceiling and a uPVC double glazed window to the front aspect.



LANDING



BEDROOM ONE

12'10" x 10'0" (3.93 x 3.05)

To the rear of the property with a uPVC double glazed window, radiator and door leading to the en suite.



EN SUITE BATHROOM

6'9" x 6'1" (2.08 x 1.86)

Benefitting from a three piece suite comprising bath, pedestal hand wash basin and low flush wc. Part tiled walls, tiled effect vinyl flooring and a uPVC double glazed window to the side aspect.



BEDROOM TWO

11'8" x 9'9" (3.56 x 2.98)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM THREE

10'2" x 9'11" (3.12 x 3.03)

Having a uPVC double glazed window to the rear aspect and radiator.



BEDROOM FOUR

8'6" x 6'10" (2.61 x 2.10)

The fourth bedroom is to the front aspect with a uPVC double glazed window and radiator.



SHOWER ROOM

8'1" x 6'1" (2.48 x 1.86)

The shower room has a large walk in shower with mains fed shower and tiled splashbacks, pedestal hand wash basin and low flush wc. Second shower fitted if need but could be changed to provide a large storage cupboard. uPVC double glazed window to the side aspect, tiled effect vinyl flooring and radiator fitted.



OUTSIDE

DOUBLE GARAGE

17'0" x 16'9" (5.19 x 5.12)

Double garage with two up and over doors fitted with electric and lighting.

GARDENS

The front of the property sits with a shingle driveway providing ample off road parking for several vehicles and leads to the detached garage. Dual access wrought iron gates leading to the rear of the property.

The southerly facing rear garden is on a larger than average plot which has fenced boundaries and is mainly laid to lawn with mature shrubs planted, the garden wraps to the side of the property where there is a timber shed. Wooden summer house also included.



GARDEN



GARDEN



COUNCIL TAX BAND

Council Tax Band D

TENURE - FREEHOLD

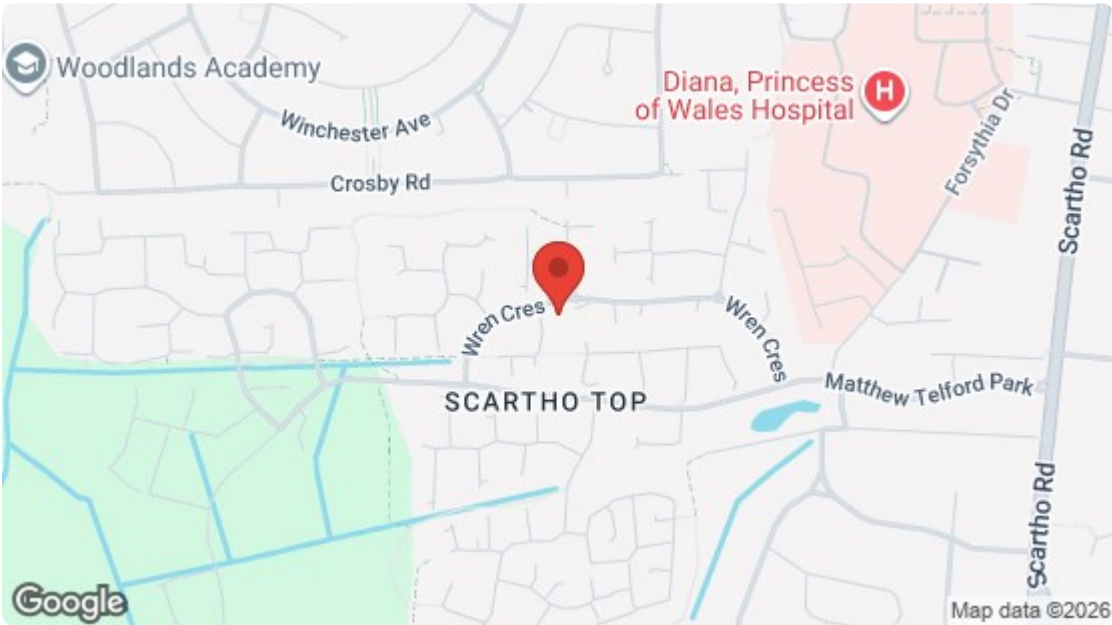
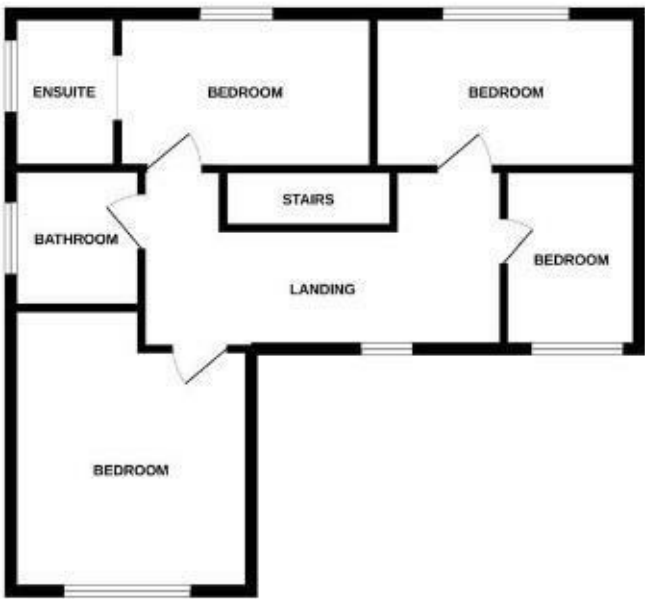
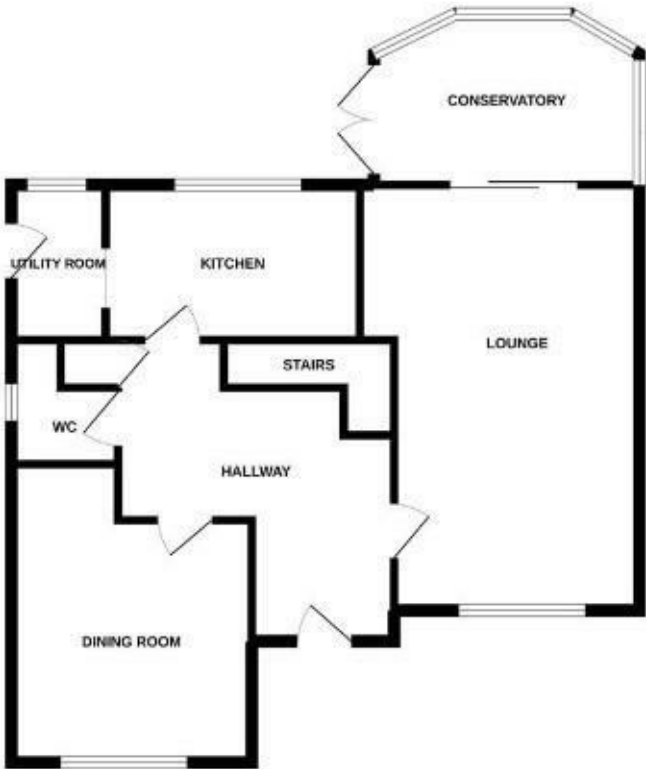
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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		82
(81-91) B		
(69-80) C	69	
(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.