



## 13 Briar Lane Scartho, North East Lincolnshire DN33 3LS

Located on the very popular Springfield Park over 55's retirement park is this superb spacious TWO BEDROOM FIRST FLOOR APARTMENT enjoying views over fields to the rear. The development has the benefit of a programme of entertainment for the residents including bingo, coffee mornings etc together with an on site support system (not 24 hours). The well presented accommodation includes: entrance porch, staircase to the first floor landing with stair lift, hallway, good sized lounge, modern kitchen fitted in 2015, two bedrooms with fitted wardrobes and spacious shower room. Gas central heating system and NEW double glazed windows 2021. VACANT POSSESSION. ONLY PART OF THIS PROPERTY IS BEING SOLD.

**£115,000**

- WELL PRESENTED FIRST FLOOR APARTMENT
- ENTRANCE PORCH WITH STAIRLIFT
- LANDING
- GOOD SIZED LOUNGE
- MODERN FITTED KITCHEN NEW 2015
- TWO BEDROOMS WITH FITTED WARDROBES
- SPACIOUS SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING (Except Front Door)
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

Approached via a timber glazed door to the side leads into the hall. Staircase to the first floor with stair lift. Double glazed window to front.

### LANDING

Double glazed window to the side. Door leading through to the hall.

### HALLWAY

Built in cloaks cupboard. Coving to the ceiling with access to the loft space. Ornamental plate rack. Radiator.



### HALLWAY

Additional photo



### LOUNGE

15'9" (12'4") x 14'5" (11'5") (4.81m (3.77m) x 4.41m (3.50m))

This spacious room features a brick style surround with electric fire and tiled hearth. Double glazed window to the front. Coving to the textured ceiling. Radiator.



## LOUNGE

Additional photo



## KITCHEN

12'4" x 6'9" (3.78m x 2.06m)

Fitted in 2015 to offer a superb range of wall and base units in a cream finish with contrasting worksurface and upstands. One and a half bowl sink unit with mixer tap. Built in appliances include the electric oven, gas hob with extractor unit over and fridge freezer. Plumbing for a washing machine. Coving to textured ceiling. Tiled flooring. Radiator. Double glazed window to the front.



## KITCHEN

Additional photo



## BEDROOM 1

13'10" x 9'9" (4.24m x 2.99m)

Fitted with a range of wardrobes. Double glazed window to the rear enjoying views over fields. Radiator. Coving to the textured ceiling.



## BEDROOM 1

Additional photo



## BEDROOM 2

10'9" x 8'1" (3.30m x 2.47m)

Fitted with a range of wardrobes. Double glazed window to the rear enjoying views over fields. Radiator. Coving to the textured ceiling.



## BEDROOM 2

Additional photo



## SHOWER ROOM

9'8" x 7'5" (2.97m x 2.27m)

A spacious room with fully tiled glass cubicle having a mains supply shower and fold down seat. A good range of fitted vanity units with down lighting and display shelving inset wash hand basin and low flush w/c. Towel radiator. Built in airing cupboard having shelving and a radiator.



## SHOWER ROOM

Additional photo



## VIEWS TO THE REAR



## COMMUNAL ROOM



## COMMUNAL GARDENS



## COMMUNAL GARDENS



## TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold with a 99 year lease from January 1991. There is a monthly charge of approximately £82 per month which included: building insurance, maintenance of the common areas, window being cleaned, common room and warden control. The ground rent is £77.88 which is flexible and will increase in future years.

## COUNCIL TAX BAND

Council Tax Band B

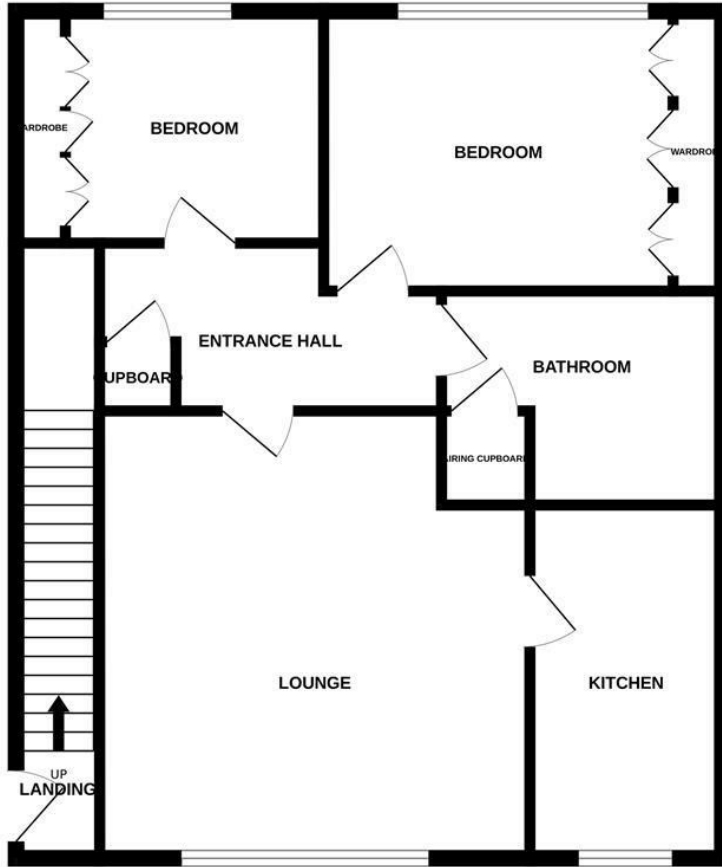
## VIEWING ARRANGEMENTS

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



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			
(81-91) B			
(69-80) C		73	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firm's 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.