

Buy. Sell. Rent. Let.

  
lovelle



Mendip Avenue , Scartho, Grimsby



3



1



2

When it comes to  
property it must be

  
lovelle





£159,950

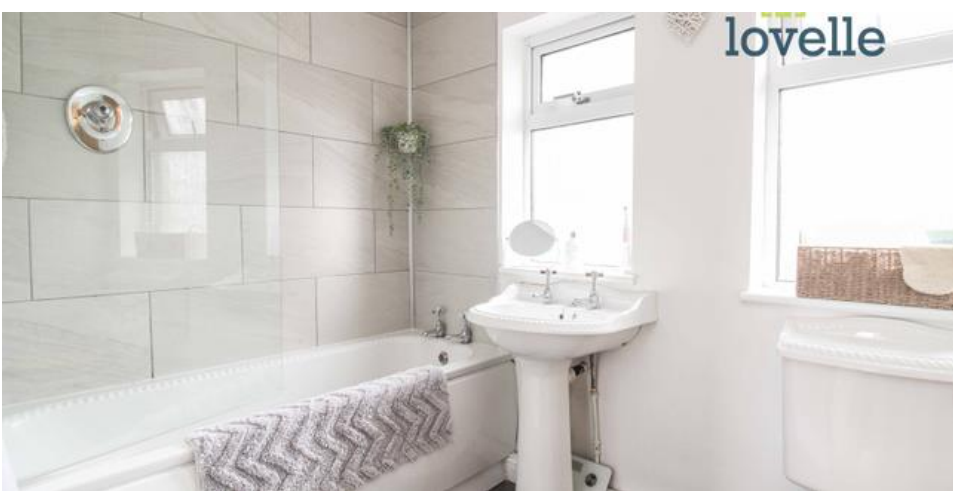
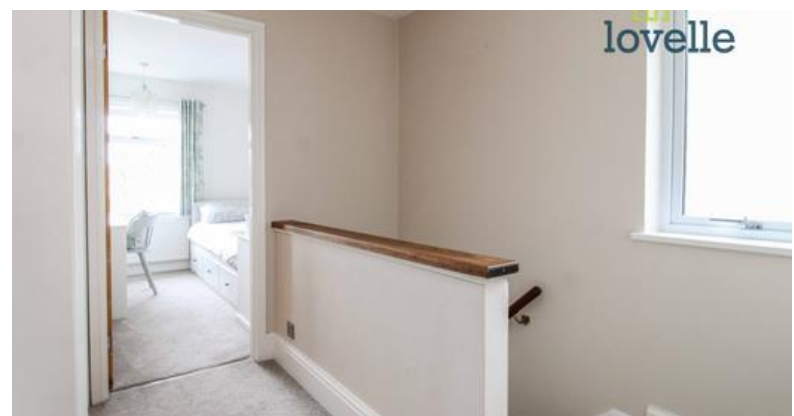
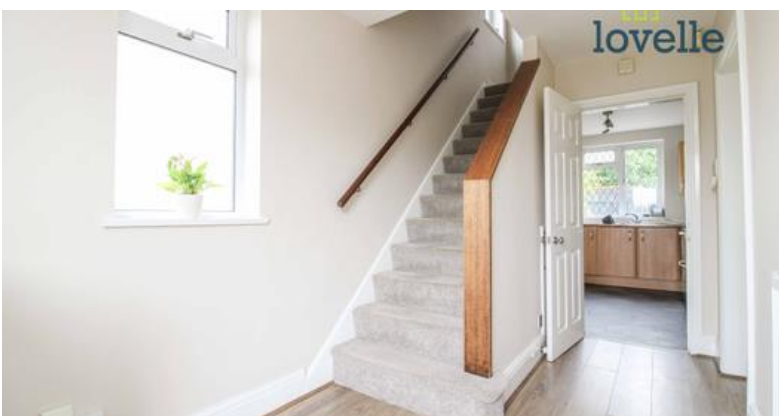


An exceptionally well presented three bedroom end-link house located within the ever popular village of Scartho.

### Key Features

- End-Link House
- Superbly Presented
- Three Spacious Bedrooms
- Lounge & Dining Room
- Kitchen & Utility Room
- Modern Bathroom
- EPC rating D
- Tenure: Freehold







Lovelle offer to market this spacious three bedroom end-link house, superbly presented throughout and benefitting from uPVC double glazing and gas central heating, making it an ideal purchase for a first time buyer! Boasting a generous size, private southerly facing rear garden and ample off-road parking to the front garden. Located within the ever popular village of Scartho and positioned well for ease of access to the vast range of local amenities on offer. Viewings are highly recommended.

### Entrance Hall

2.07m X 3.88m

Welcoming hall with stairs leading to the first floor, radiator, wood effect laminate flooring, window to the side aspect and entrance door opening into the front garden.

### Lounge

3.26m X 3.78m

Tastefully decorated with a feature traditional fire surround, radiator, window to the front aspect and wood effect laminate flooring flowing through to the dining room.

### Dining Room

2.72m X 3.29m

Decorated to match the lounge, radiator and french doors open into the rear garden.

### Kitchen

2.60m X 3.19m

Wood effect wall and base units with complimentary worktops over incorporating 1 & 1/4 stainless steel sink. Cooker point, radiator and dual aspect windows.

### Utility Room

2.53m X 2.33m

Plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted units, central heating boiler, dual aspect windows and entrance door opening into the rear garden.

### Landing

N/a

Decorated to match the hall, loft access and window to the side aspect.

### Bedroom 1

3.93m X 3.18m

Stylishly presented, radiator and window to the front aspect.

### Bedroom 2

3.03m X 3.21m

Neutrally decorated, radiator and window to the rear aspect.

### Bedroom 3

2.22m X 2.89m

An excellent size third bedroom, radiator and window to the front aspect.

## Bathroom

2.33m X 1.66m

Modern suite comprising of; panelling bath with shower over and tiling to splash areas, pedestal wash hand basin, close coupled wc, towel radiator and two windows to the rear aspect.

## Outside

0.00m x 0.00m (0'0" x 0'0")

The front garden has lawn and well stocked flower borders, mature hedge to the front boundary and driveway providing off-road parking. The rear garden is of a generous size, faces south and has lawn, patio and decked areas, a range of mature trees & shrubs and a large garden store.

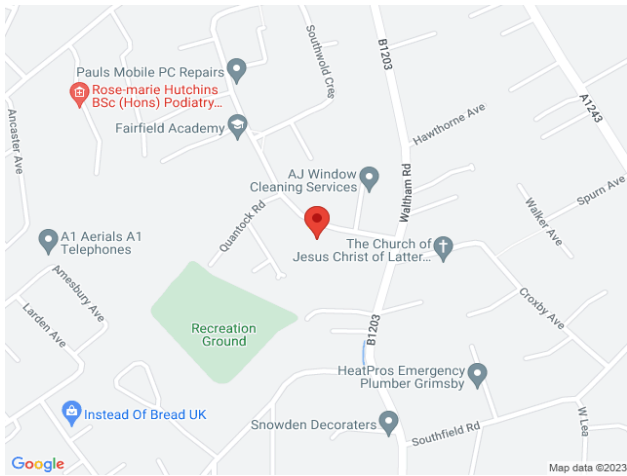
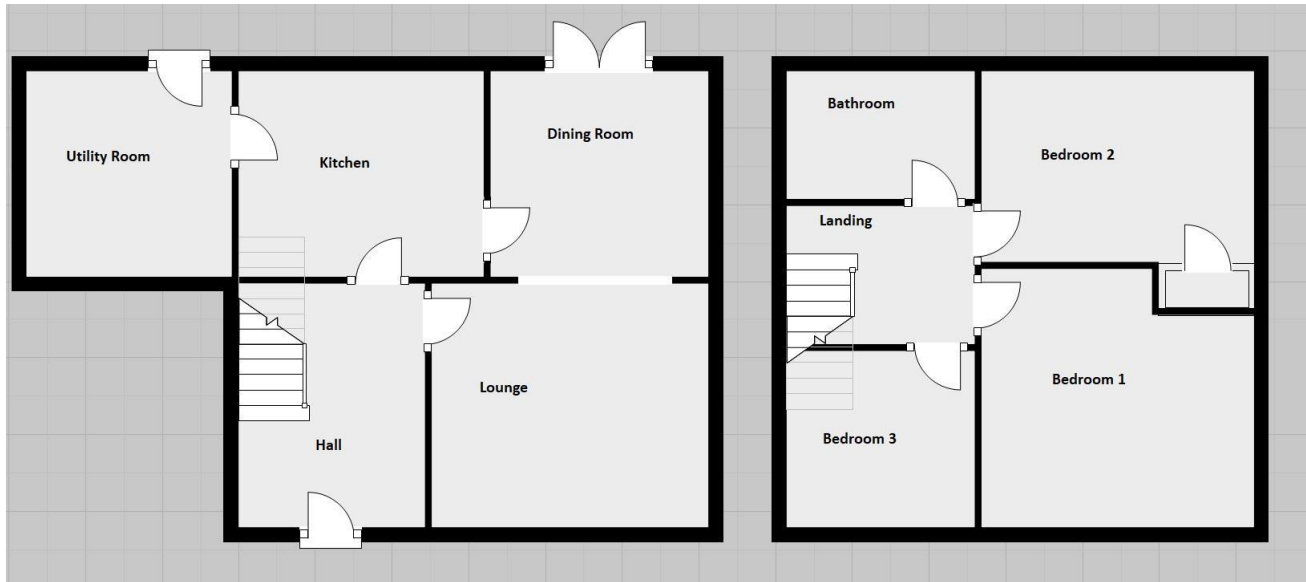
## Disclaimer

0.00m x 0.00m (0'0" x 0'0")

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.







When it comes to **property**  
it must be



01472 251918

grimsby@lovelle.co.uk

