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Southfield Avenue, Scartho, Grimsby



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£435,000

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Immaculate detached property in a peaceful village with strong community ties, boasting versatile living spaces, modern amenities, and stunning low maintenance landscaped gardens, making it an ideal family home.

Key Features

- Immaculate detached property in peaceful village
- Generous 0.25 acre plot for privacy
- Exceptional public transport links nearby
- Versatile house with four reception rooms
- Chef's dream kitchen with center island
- Beautifully landscaped private gardens with seating areas
- EPC rating B
- Tenure: Freehold





For sale with NO ONWARD CHAIN is an immaculate detached property located in the heart of a peaceful village. This stunning and versatile house is nestled within a generous 0.25-acre plot, offering a sense of tranquillity due to the privacy provided by its location. It boasts exceptional public transport links, is in close proximity to local amenities and reputable schools, making it an ideal home for families.

Upon entering this beautiful home, you are welcomed into a spacious, light and airy reception area that leads onto a well-proportioned lounge, complimented by a charming log burner and French doors that open out onto the beautiful easily maintained landscaped garden.

The second sitting room is an excellent size and is superbly presented with an elegant stone fire surround and a gas, log burner effect stove. There is a raised platform onto a large open plan dining area making it a perfect space for entertaining.

The kitchen is a chefs dream with a centre island, oak worktops, integrated dishwasher and fridge freezer, and a rangemaster oven. The second open plan dining area provides ample space for family meals and entertaining guests. Off the kitchen is a large utility room with fitted units and a downstairs cloakroom for added convenience.

This property offers 3 spacious bedrooms to the first floor. The master bedroom is a luxurious retreat with its own en-suite, featuring an Aqualisa shower, wc & sink with vanity. The remaining two bedrooms are spacious, providing ample room for relaxation.

There are two modern bathrooms in the house the first bathroom is equipped with a shower cubicle, a bath, a wash hand basin and a sink. The second is an en-suite to the master bedroom stunning in its design and functionality.

This home is not just about indoor spaces. Step outside to the beautifully landscaped private gardens, complete with a selection of seating areas, summer house and log store. The property also benefits from a large private driveway, with parking for up to 4 cars, a double garage with electric roller shutter door and loft space, plus there is additional self-contained space for a motorhome or caravan. Further enhancing the appeal are the solar panels with a current annual yield of approximately £1700 PA and uPVC double glazed windows, along with gas central heating for comfort in all seasons.

Adding to the security of this home is a CCTV system, giving its residents peace of mind. With its well thought out design and desirable location, this property offers a perfect blend of luxury, comfort and convenience. Don't miss the opportunity to make this wonderful house your home.

Room Measurements

Porch 0.97m X 2.99m

Hall 2.92m X 6.11m

Sitting Room 5.91m X 9.19m

Lounge 6.09m X 3.53m

Kitchen 4.077m X 4.62m

Dining Area 3.73m X 2.97m

Utility Room 4.41m X 4.30m

Cloakroom 1.79m X 1.12m

Bedroom 1 4.80m X 6.34m

En-suite 2.37m X 1.81m

Bedroom 2 4.74m X 3.55m

Bedroom 3 4.00m X 2.50m

Bathroom 1.96m X 3.80m

Double Garage 6.19m X 4.75m





Disclaimer

- 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.

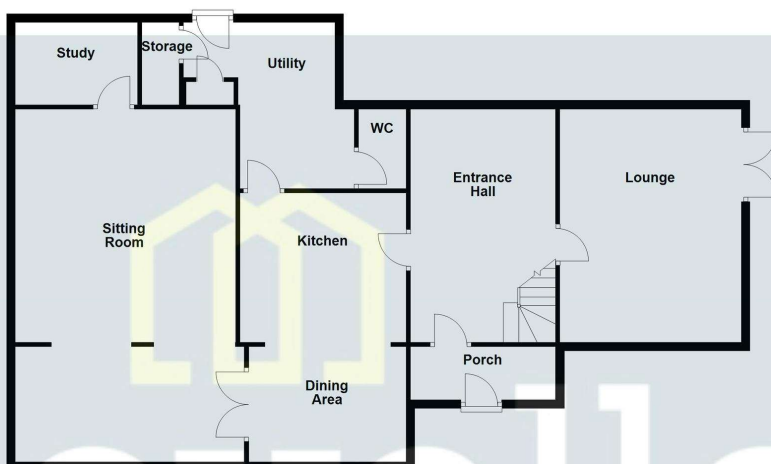
Mobile & Broadband

- It is advised that prospective purchasers visit <https://checker.ofcom.org.uk/> in order to review available wifi speeds and mobile connectivity at the property.

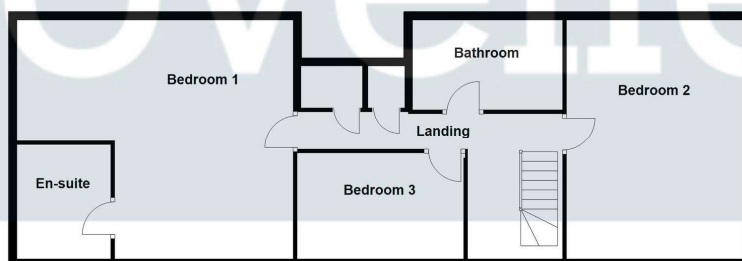




Ground Floor



First Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.

Plan produced using Planit.

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