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Rosaire Place, Scartho, Grimsby



When it comes to  
property it must be

  
lovelle





£220,000



This immaculate semi-detached property in the highly sought-after Scartho village features an extended ground floor, three comfortable bedrooms, two reception rooms, a modern kitchen, beautifully landscaped gardens, and ample parking, making it an

### Key Features

- Highly sought-after Scartho village
- Extended ground floor
- Convenient cloakroom
- Two reception rooms
- Modern spacious kitchen
- Three comfortable bedrooms
- EPC rating U
- Tenure: Freehold







Presenting an immaculate semi-detached property, ripe for acquisition in the highly sought-after locale of Scartho village. This stunning home, extended to the rear on the ground floor, is ideally suited for families and couples alike, promising a harmonious blend of comfort, luxury, and practicality.

As you step into this magnificent dwelling, the ground floor greets you with a convenient cloakroom off the hall, equipped with a wc and sink with vanity. This neat feature is perfect for guest use and provides an extra layer of convenience for the residents.

The property boasts two tastefully designed reception rooms, both exuding a warm and welcoming ambiance. Reception Room 1, a stylish sitting room, is adorned with a bay window and a living flame gas fire, creating a perfect setting for cozy evenings. Reception Room 2 is a spacious lounge diner, with a sliding door leading to the garden, providing a seamless indoor-outdoor living experience.

A modern, spacious kitchen is at the heart of this home, featuring wall and base units, built-in oven, and a gas hob. The kitchen also comes equipped with plumbing for a washer and dishwasher. This well-planned space flows through to the dining area, making it an ideal spot for entertaining guests or enjoying family meals.

This home offers three comfortable bedrooms, each with its own unique charm. Bedroom 1 and 2 are spacious double rooms, each with built-in wardrobes. The first bedroom also features a bay window, adding to its appeal. Bedroom 3, although a single, is spacious and comes with built-in storage, making it a perfect room for children or can be used as a home office.

The property's bathroom is an exquisite, fully tiled space, equipped with a shower over the bath, wc, sink, and a towel radiator. A cupboard housing the boiler also adds to the practicality of this space.

One of the unique features of this property is its beautifully landscaped gardens, complemented by a summer house, perfect for outdoor relaxation or entertaining. The property also benefits from a driveway, carport, and garage, providing ample parking and storage space. It is also worth noting that the house features uPVC double glazing and gas central heating, with a new boiler installed in July 2023 which benefits from a lengthy warranty.

This property's location is another of its strong points. It is ideally positioned with easy access to public transport links, local amenities, and nearby schools, making it perfectly suited for families and couples.

In conclusion, this semi-detached home, in its prime location and immaculate condition, offers a unique blend of comfort, functionality, and style. Make it your new haven today!

## Measurements

-  
Sitting Room 4.72m X 3.81m  
Lounge/Diner 2.82m X 5.04m  
Kitchen 2.77m X 5.04m  
Cloakroom 1.42m X 0.80m  
Hall 1.76m X 4.11m  
Bedroom 1 2.66m X 4.37m  
Bedroom 2 3.02m X 3.13m  
Bedroom 3 2.36m X 2.61m  
Bathroom 2.41m X 1.73m

## Disclaimer

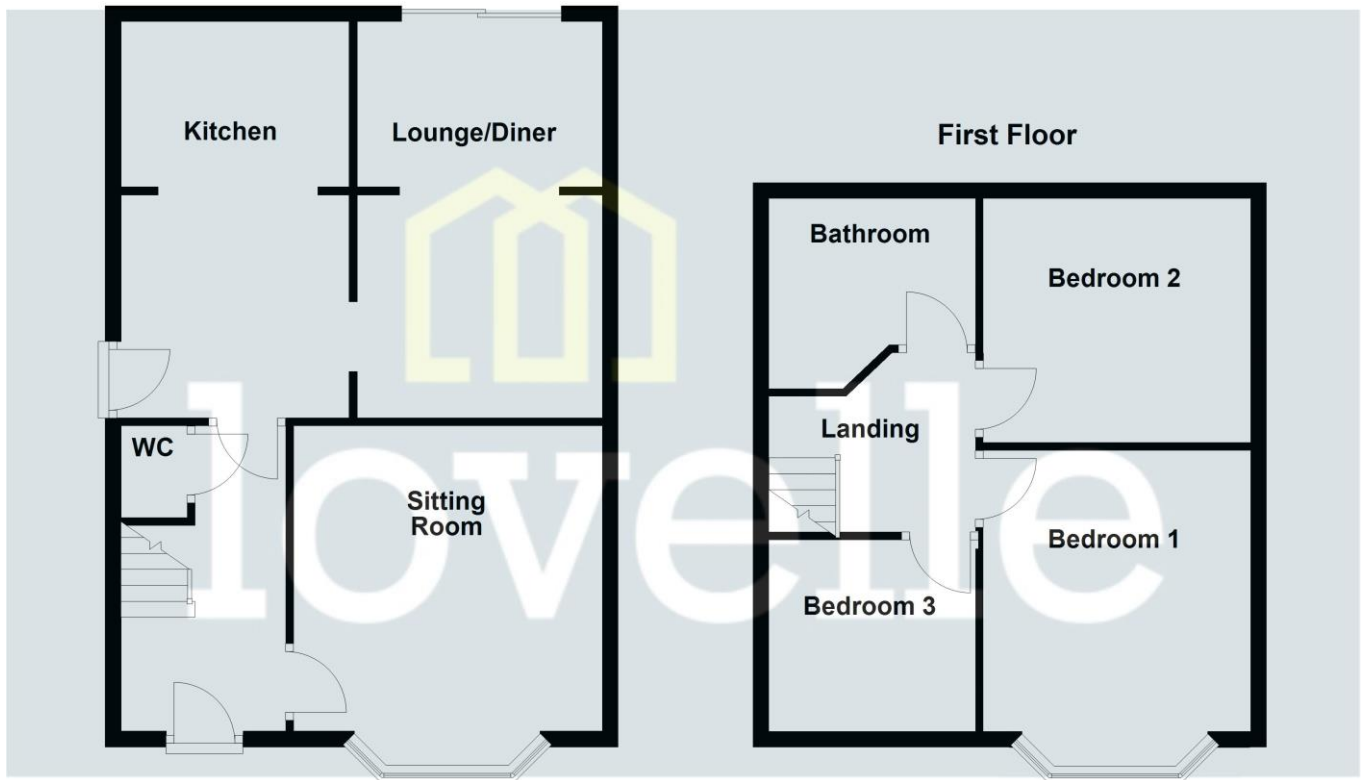
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## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



## Ground 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 PlanUp.

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