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College Avenue, Scartho, Grimsby



When it comes to
property it must be


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£255,000



This immaculate detached property in the highly sought-after community of Scartho Village offers spacious accommodation with two reception rooms, three bedrooms, a fully equipped kitchen, landscaped gardens with a timber-built bar, and modern amenities including an EV charging point, making it an ideal family home in a prime location.

Key Features

- Immaculate detached property
- Heart of Scartho Village
- Spacious accommodation
- Two reception rooms
- Fully equipped modern kitchen
- EV charging point
- EPC rating C
- Tenure: Freehold





This immaculate detached property is now available for sale. It is situated in the heart of the highly sought-after community of Scartho Village, well-known for its strong local community, excellent public transport links, and proximity to good schools and local amenities. The property also benefits from a number of walking routes, perfect for a leisurely stroll or a brisk morning jog.

The property offers spacious accommodation, with two reception rooms, three bedrooms, and a fully-equipped kitchen. Upon entering, you will be greeted by a welcoming hallway with a composite entrance door, leading to a cloakroom complete with wc and sink.

The first reception room is a stylish, spacious lounge with a bay window front aspect that floods the room with plenty of natural light. French doors open up to the landscaped gardens, creating a seamless indoor-outdoor living experience. An archway from the lounge leads to the second reception room - a dining room decorated to match the lounge's elegant style.

The kitchen is equipped with stunning high gloss units and a range of appliances including an oven, microwave, gas hob, fridge freezer, dishwasher, and washing machine. It is a space where any home cook would love to spend time.

Sleeping accommodation comprises of three bedrooms. The two double bedrooms and one single bedroom are all spacious and offer an excellent level of comfort.

The bathroom has been thoughtfully designed with a double width shower, rainfall shower head, sink with vanity unit, wc, and towel radiator.

The property also features a driveway leading up to a garage with an electric roller shutter door. An EV charging point is installed for the convenience of electric vehicle owners.

The exterior of the property is equally impressive with landscaped gardens that provide a tranquil setting for relaxation. In addition, there is a unique timber-built garden bar, perfect for entertaining guests or simply enjoying a drink in the evening.

The property benefits from uPVC double glazing throughout and is warmed by gas central heating, ensuring a cosy atmosphere in the colder months. It is ideal for families seeking a comfortable and spacious home in a great location.

In summary, this property combines style, space, and functionality in a wonderful location. It offers a unique opportunity for anyone seeking a family home that ticks all the boxes.

Measurements

Lounge 3.27m X 6.98m
Dining Room 4.33m X 2.13m
Kitchen 3.01m X 3.78m
Cloakroom 0.90m X 1.39m
Bedroom 1 4.01m X 3.45m
Bedroom 2 3.50m X 2.51m
Bedroom 3 2.44m X 2.43m
Bathroom 2.13m X 1.59m
Garage 2.70m X 5.06m

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 and broadband

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





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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