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Lavenham Road, Scartho, Grimsby



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When it comes to  
property it must be

  
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£175,000



This stunning semi-detached bungalow in the sought-after Scartho village features three spacious bedrooms, a modern high-gloss kitchen, a cosy lounge with a gas fire, and a private rear garden, all within convenient proximity to local amenities, public transport, and essential services.

Key Features

- Wonderful Bungalow
- Three Bedrooms
- Spacious Lounge
- Modern Kitchen & Shower Room
- Pleasant Gardens With Ample Parking
- Detached Garage
- EPC rating C
- Tenure: Freehold





We are delighted to present this wonderful semi-detached bungalow for sale. The property is located in the highly sought-after location of Scartho village, renowned for its strong local community and a variety of local amenities. A noteworthy feature is its proximity to public transport links, nearby schools, a nearby hospital, and a GP, making it an ideal location for retirees looking for convenience and accessibility.

The property boasts a total of three well-appointed bedrooms. Bedroom one is a spacious double room featuring built-in wardrobes and a cupboard, providing ample storage space. Bedroom two, another generously sized double room, is located on the first floor and offers walk-in loft access. The third bedroom, a spacious single room, can also be utilized as a dining room if desired, adding to the property's flexibility.

The high-gloss kitchen is modern and stylish, fitted with a ceramic sink, plumbing for a washing machine, an oven and hob, and sufficient space for an under counter fridge and freezer. This functional kitchen design ensures all culinary needs are catered to.

The property further benefits from a single reception room - a comfortable lounge equipped with a gas fire, providing a cozy atmosphere during the colder months. The modern bathroom is attractively fitted with a double-width shower, a sink with a vanity unit, and a wc, offering all the necessary comforts.

Staying in tune with modern requirements, the bungalow is fitted with uPVC double glazing and gas central heating, ensuring its occupants can enjoy a warm, energy-efficient environment. The exterior of the property is equally impressive with a block-paved driveway leading to a detached garage, providing off-road parking and additional storage space.

One of the most appealing features of this property is the pleasant private rear garden. This outdoor space provides an excellent opportunity for leisure activities or simply enjoying a quiet moment in the fresh air.

In conclusion, this is a fantastic opportunity to acquire a beautiful home in a popular location. Viewing is highly recommended to fully appreciate the quality and charm of this property.

## Room measurements

Lounge 3.48m X 4.56m  
Kitchen 3.18m X 3.00m  
Bedroom 1 3.31m X 3.30m  
Bedroom 2 4.54m X 3.92m  
Bedroom 3 2.32m X 2.99m  
Shower Room 2.07m X 1.94m

## Disclaimer

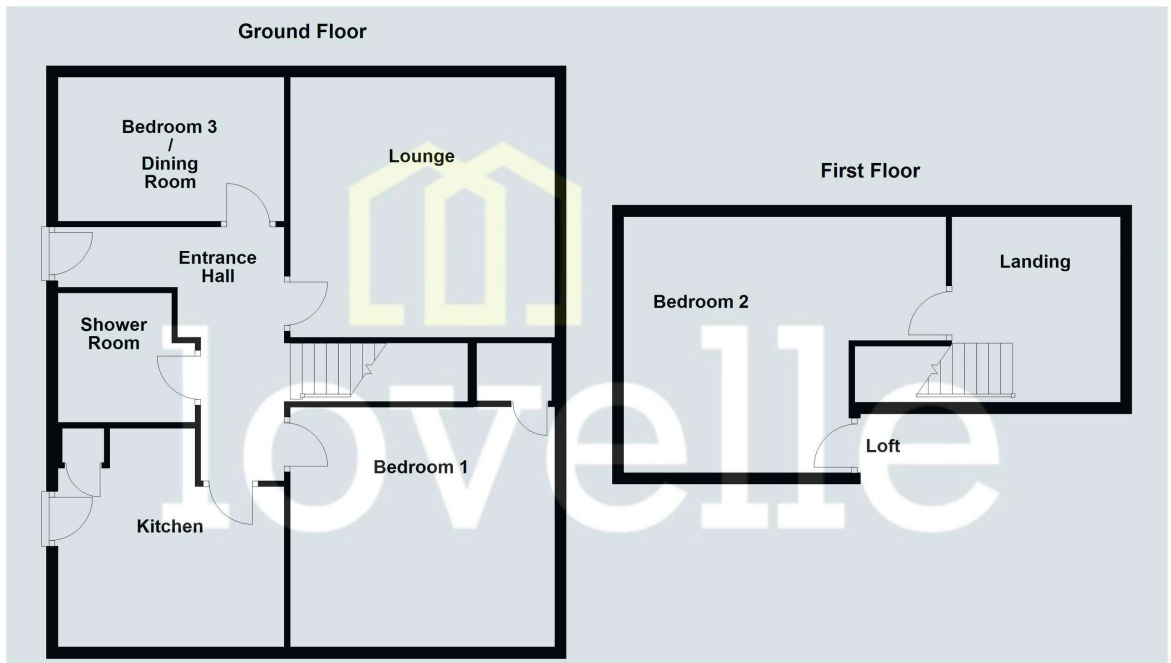
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

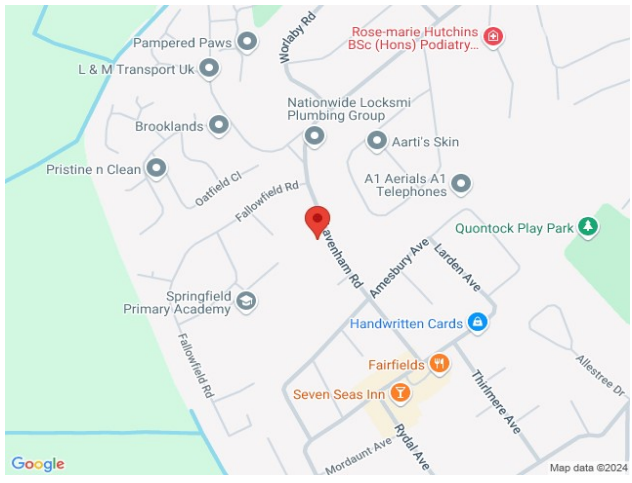
## Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.



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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