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Scartho Road, Grimsby



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When it comes to
property it must be


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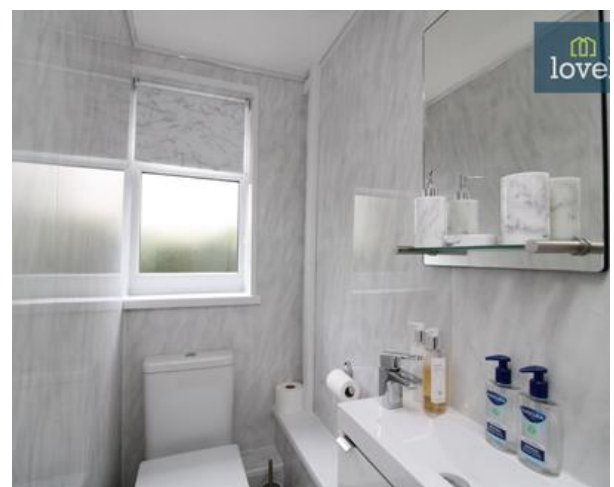
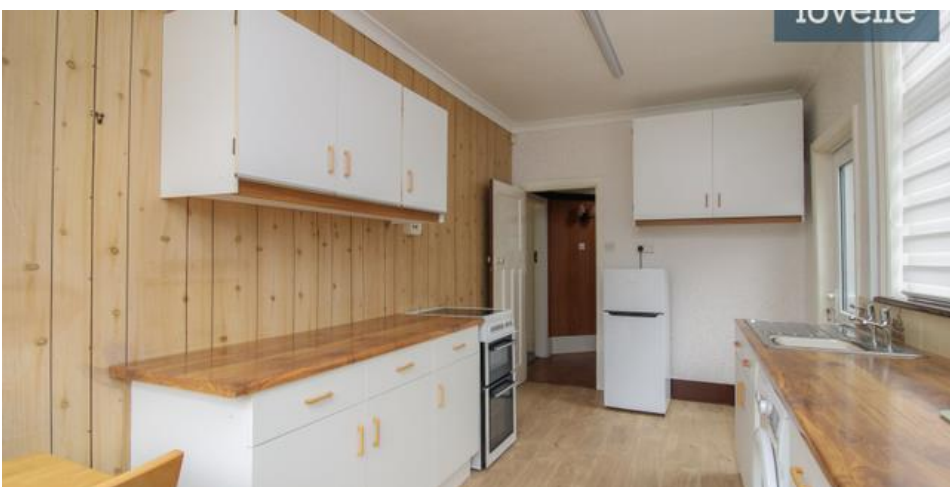
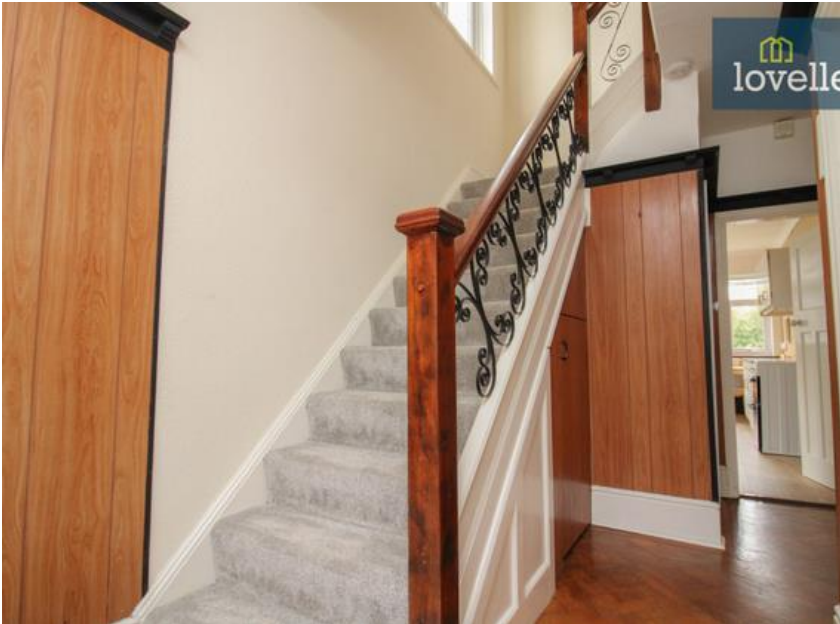
OIRO £239,950



This **FOUR - BEDROOM** semi-detached house, located near Grimsby and Scartho village centres, offers spacious living with two reception rooms, a large private plot, and traditional features, though it requires some modernisation, making it an ideal opportunity for families seeking to customize their dream home.

Key Features

- Semi-Detached
- Four Bedrooms
- Two Reception Rooms
- Kitchen & Bathrooms
- uPVC Double Glazed
- Gas Central Heated
- EPC rating C
- Tenure: Freehold





Lovelle is thrilled to present to the market this four-bedroom semi-detached house for sale. The property sits on a generous, private plot, and is nestled in a sought-after location near Grimsby centre and Scartho village centre. The location is ideal for families, with excellent public transport links, local amenities including Diana, Princess of Wales Hospital and nearby schools.

Inside, the property does require some modernising, but it has been maintained well over the years. As you step into the home, you are greeted by a welcoming entrance hall, adorned with traditional parquet flooring. There is a modern cloakroom downstairs, equipped with a WC and sink.

The house boasts four spacious bedrooms. Two of these are double rooms, offering plenty of space for your comfort and convenience. The other two are single rooms, yet still spacious and offering plenty of potential. The bathroom features a traditional suite, consisting of a bath, sink, and WC.

The property is also defined by its two reception rooms. The first is a lounge with a gas fire and a bay window, providing a cosy and homely feel. The second reception room serves as a dining/living room. This room is a real highlight due to its floor-to-ceiling windows and French doors leading to the garden, allowing an abundance of natural light to flood in. It also boasts an open fire with a stone fire surround, adding to the charm of this delightful home.

The house benefits from gas central heating and uPVC double glazing, ensuring warmth and energy efficiency. Outside, there is a driveway leading to a garage, providing ample off-street parking and storage.

Despite its need for some modernising, the property has retained many of its original features. It offers a fantastic opportunity to put your stamp on it and transform it into your dream home. This, coupled with its prime location and unique features, makes it a home not to be missed.

Measurements

Lounge 4.29m X 4.14m
 Dining Room 3.64m X 5.50m
 Kitchen 2.56m X 4.83m
 Cloakroom 0.78m X 1.49m
 Bedroom 1 3.33m X 3.64m
 Bedroom 2 4.12m X 2.98m
 Bedroom 3 2.58m X 2.30m
 Bedroom 4 2.40m X 2.61m
 Bathroom 2.31m X 1.72m

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.

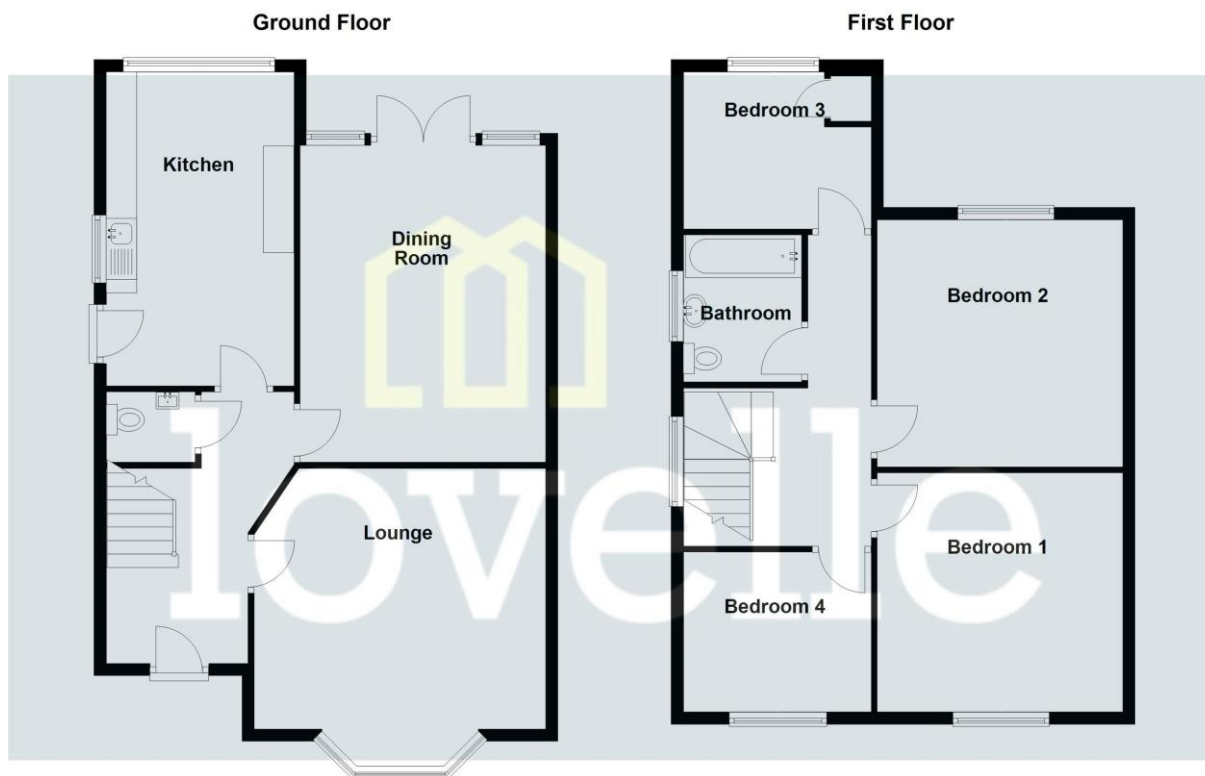
Mobile and broadband

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.

Probate

Whilst a Grant of Probate has been formally applied for, the sellers do require receipt of the Grant prior to completion of the sale. We are advised the average time for a Grant of Probate to be issued is 11 weeks from the date of application. Prospective purchasers must consider and factor this into their required timescales.





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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