

Buy. Sell. Rent. Let.



Louth Road, Scartho, Grimsby



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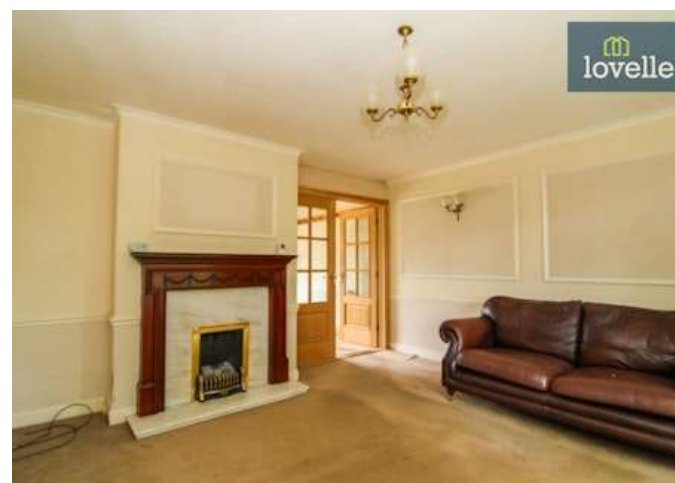
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When it comes to
property it must be


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£170,000

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This semi-detached house in the popular Scartho village offers a promising renovation opportunity with three bedrooms, two reception rooms, a well-sized kitchen, a garden, and convenient features like uPVC double glazing, gas central heating, a driveway, and a garage, all within reach of local amenities, public transport, and schools.

Key Features

- Semi-Detached House
- Modernisation Required
- Three Bedrooms & Two Reception Rooms
- Kitchen & Bathroom
- uPVC DG & GCH
- Driveway & Garage
- EPC rating TBC
- Tenure: Freehold



This semi-detached house, currently listed for sale, is in need of modernisation, making it an excellent opportunity for first-time buyers, investors, or families ready to make their mark on a home. The property boasts three bedrooms, two of which are doubles and one a single, and one bathroom fitted with a wc, sink, and bath.

The house features a total of two reception rooms, creating ample space for relaxation and entertaining. The first reception room is a comfortable lounge, while the second serves as a dining room with a door leading out to the garden, ideal for al fresco dining or enjoying the outdoors.

A well-sized kitchen is part of the home's layout, ready to be transformed into a culinary haven. The property also benefits from uPVC double glazing, gas central heating, and the added convenience of a driveway and garage.

Located in the popular Scartho village, the property enjoys a host of local amenities and is in close proximity to public transport links and schools. Walking routes are also nearby, adding to the charm of the location. With a bit of refurbishment, this home is sure to shine.

Measurements

Hall 1.86m X 3.92m

Lounge 3.96m X 4.765m

Dining Room 2.71m X 2.91m

Kitchen 2.73m X 2.54m

Bedroom 1 3.19m X 3.54m

Bedroom 2 3.29m X 3.13m

Bedroom 3 2.40m X 2.59m

Bathroom 2.23m X 2.66m

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.

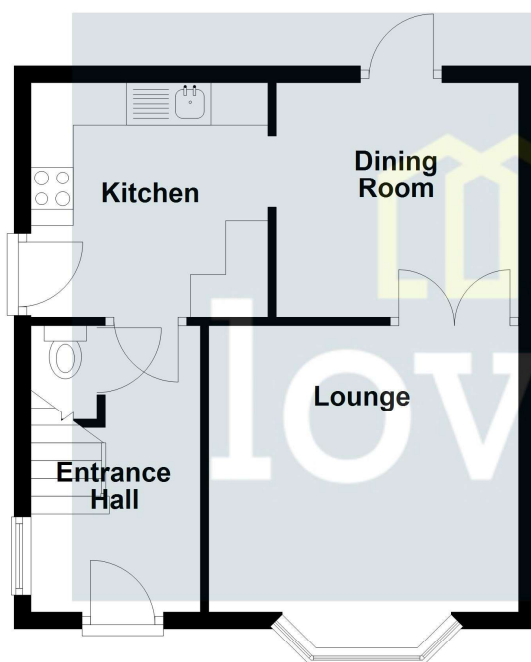
Timescale Factor - Probate

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.

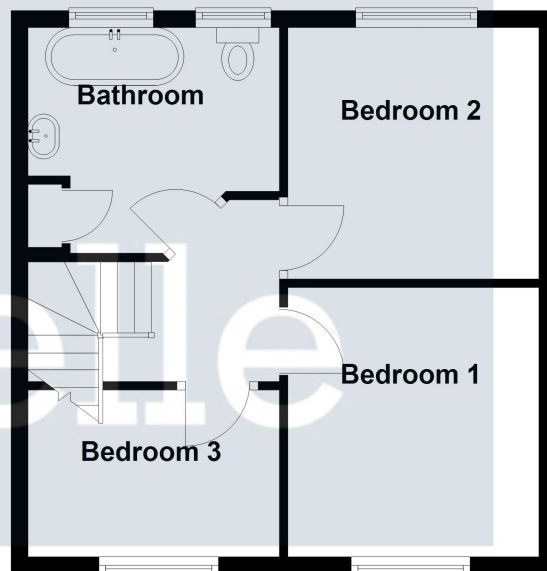
Sold as seen

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

Ground Floor



First Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.

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