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Briar Lane, Scartho, Grimsby



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When it comes to  
property it must be

  
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£99,950



### **\*\*BUYER INCENTIVES AVAILABLE\*\***

This attractive **GROUND FLOOR** flat with which is mostly furnished, in a sought-after over-55s community offers modern comforts, a bright conservatory with garden views, communal amenities, and a secure, sociable environment ideal for retirees seeking convenience and tranquillity.

#### Key Features

- UPVC Double Glazing
- Gas Central Heating
- Ground Floor Flat
- 1 Bedroom
- Community Gardens
- Over 55's Complex
- EPC rating C
- Tenure: Leasehold









Lovelle is delighted to present this attractive one-bedroom **GROUND FLOOR FLAT** for sale, situated within a sought-after over 55s community. This residence offers the perfect blend of comfort, security, and convenience, making it ideal for retirees seeking an active and sociable lifestyle.

The well-proportioned double bedroom benefits from dual aspect windows, flooding the room with natural light, and features a walk-in closet for ample storage. The bathroom is fitted with a corner shower, WC, and sink, offering both practicality and ease of use.

A spacious reception room forms the heart of the property, boasting a gas fireplace for warmth and ambiance. Sliding doors lead seamlessly into the conservatory, providing direct access to the small patio and community garden, presenting stunning views across open fields. This peaceful outlook, coupled with a secure and safe area, ensures a truly tranquil retreat.

The bright kitchen offers generous cupboard space and a dining area. It also comes equipped with a washer, fridge, freezer, and a cooker for convenience. The property also features an additional room, perfect for an office, storage or other.

This flat can be sold furnished and benefits from UPVC double glazing and efficient gas central heating for year-round comfort. The premises offer resident parking and a range of communal amenities, including a community room, laundry facilities, and a programme of organised activities. Added peace of mind is assured with an assisted pull cord system and daily check-ins from the site warden.

Nestled in an urban area close to public transport, schools, local amenities, and green spaces, this property offers convenience alongside community spirit, making it a wonderful place to call home.

## Measurements

Living Room 3.91m x 5.85m  
 Conservatory 2.49m x 3.32m  
 Kitchen 4.63m x 2.46m  
 Bathroom 4.63m x 2.87m  
 Bedroom 4.62m x 3.20m  
 Additional room 1.84m x 3.12m

## Disclaimer

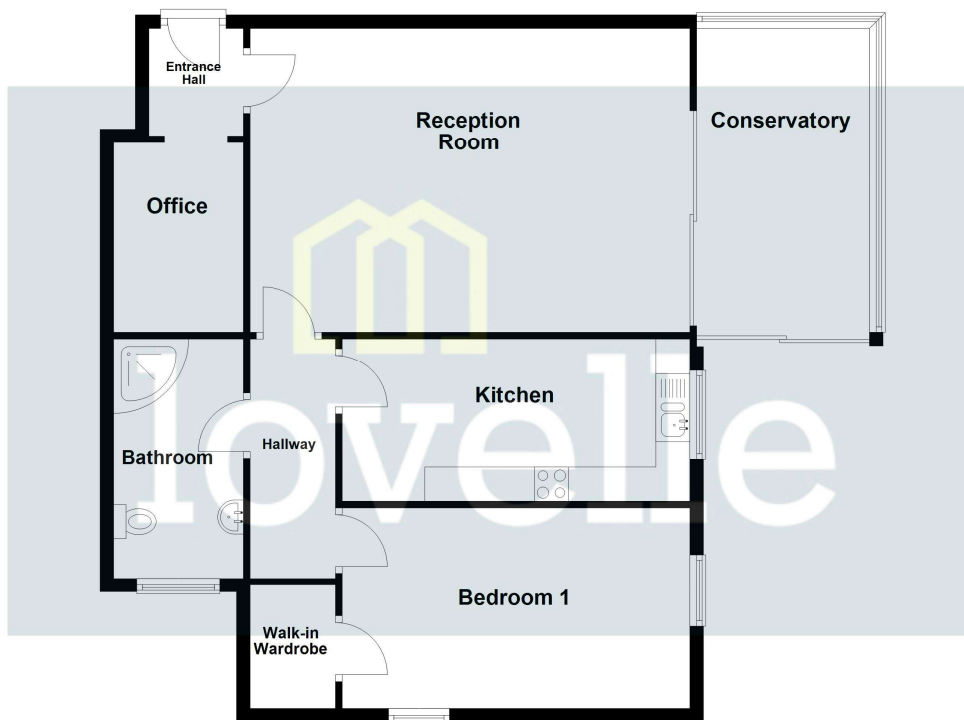
We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 & Broadband

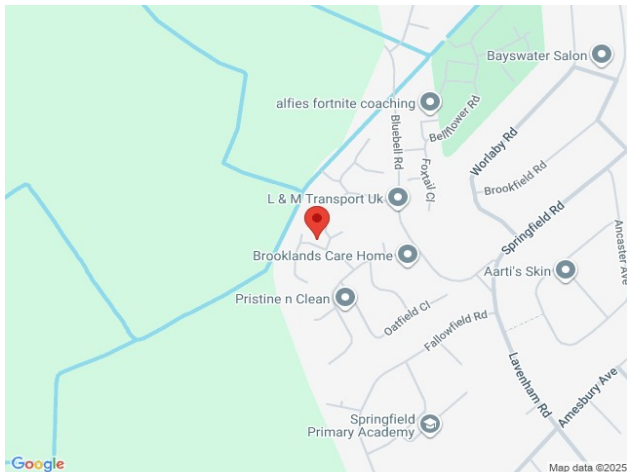
It is advised that prospective purchasers visit checker. Ofcom. org.uk to review available Wi-Fi speeds and mobile connectivity at the property.



## Ground 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.  
Plan produced using PlanUp.



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