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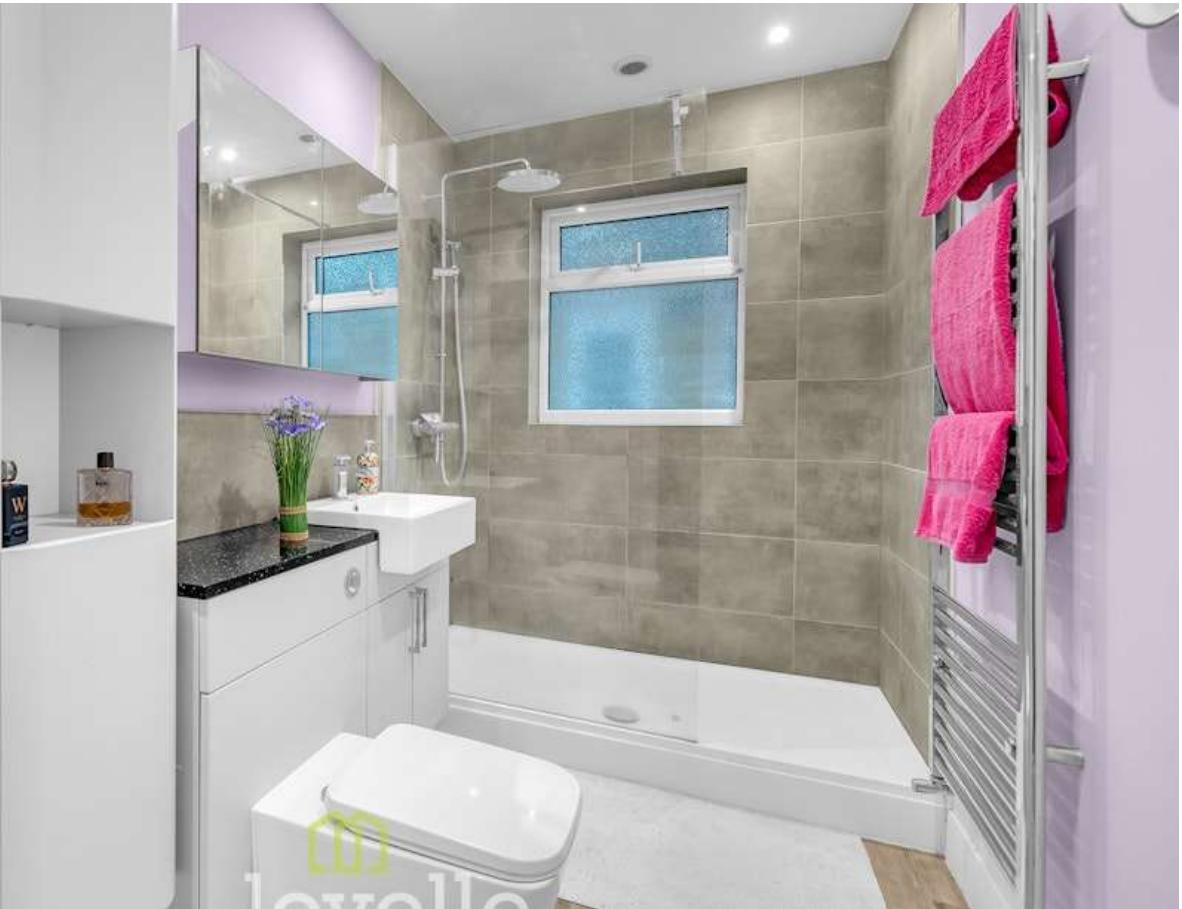


Ancaster Avenue, Scartho, Grimsby



When it comes to
property it must be

lovelle



£225,000



A well-presented three-bedroom detached house in the popular village of Scartho, Grimsby, offering flexible living with two reception rooms, a ground-floor double bedroom, modern bathroom, generous private rear garden backing onto allotments, driveway and garage, plus uPVC double glazing, gas central heating and a new 2025 boiler, all within easy reach of local amenities, schools and transport links.

Key Features

- Versatile Detached Home
- Three Bedrooms
- Two Reception Rooms
- Private, Generous Plot
- Modern Bathroom & Oak Faced Kitchen
- Driveway & Garage
- EPC rating D
- Tenure: Freehold





Lovelle offer to market this three-bedroom detached, versatile house in the sought-after village of Scartho, Grimsby, occupying a generous plot with a private rear aspect backing onto allotments. The property benefits from uPVC double glazing, gas central heating and a new boiler installed in 2025, as well as a driveway and garage.

The ground floor offers two reception rooms. A well-presented lounge features a gas fire, dining/family space with doors to the garden, providing an attractive day-to-day living layout and flowing well from the kitchen. The kitchen includes a sink, cooker point and plumbing for a washer. A ground floor double bedroom with built-in wardrobes, in addition to the ground floor modern bathroom which is fitted with a walk-in shower, WC, sink and vanity units, offers flexible and versatile accommodation.

Upstairs, there is a large double bedroom with dual-aspect windows and walk-in storage, plus a further generous bedroom.

Outside, the generous plot provides off-road parking via the driveway leading to the garage, and a rear garden enjoying a private outlook over the allotments.

Scartho village offers local amenities including shops, cafes and everyday services, along with nearby schools suitable for families. Regular bus services run into Grimsby town centre and surrounding areas, with Grimsby Town railway station providing connections to Sheffield, Manchester and beyond, with journey times from around 1 hour 20 minutes to Sheffield. Local parks and green spaces are also accessible, adding to the appeal for families looking for a well-located home with convenient public transport links and amenities.

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

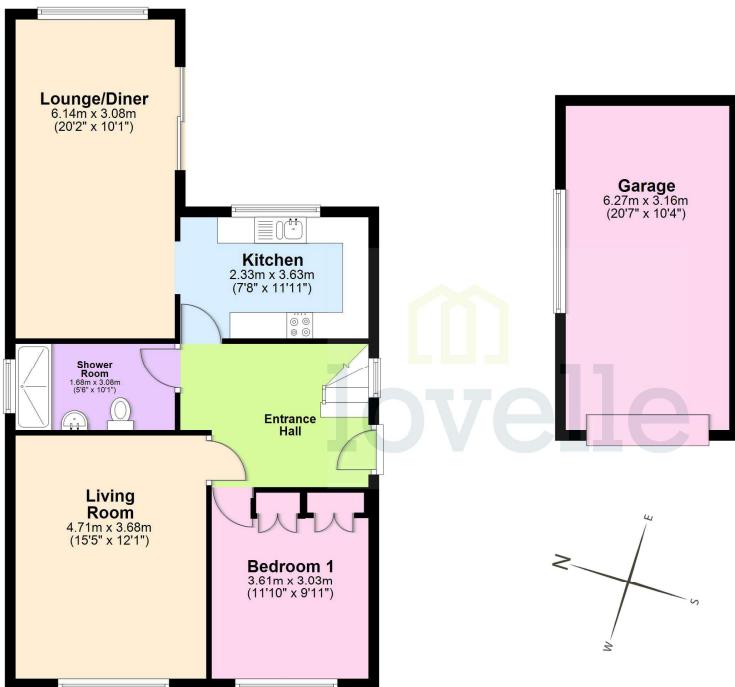
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.







Ground Floor
Approx. 92.3 sq. metres (993.7 sq. feet)



First Floor
Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanUp.

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