



15 Ferriby Lane, Scartho, DN33 3NU

- Splendid Individual Residence
- Three Receptions
- Kitchen/Diner
- Five Bedrooms
- En-Suites & Family Shower Room
- Gardens Front & Rear
- Double Garage & Workshop
- Security Alarm

£410,000



LOVELLE BACONSTM
ESTATE AGENCY
SALES • LETTINGS • MORTGAGES

15 Ferriby Lane, Scartho, DN33 3NU

INTRODUCTION

A splendid, individual five-bedroomed family residence found down a tranquil, tree-lined lane in a highly desirable residential area, just off Pelham Avenue, Scartho close to the Diana, Princess of Wales hospital and well-placed for schooling and the town centre. This secluded residence has generous private gardens. The spacious family accommodation briefly comprises of :-

- * entrance hall
- * cloakroom
- * lounge
- * sitting room
- * study
- * kitchen/diner
- * utility
- * landing
- * five bedrooms (en-suite to the master and bedroom 2)
- * family shower room
- * majority uPVC double glazing & gas central heating
- * gardens to front and rear
- * double attached garage with workshop
- * security alarm system



LOCATION

Scartho is a well serviced village with many amenities ranging from a medical centre to hairdressers. There is also Diana, Princess of Wales hospital close by and excellent road links to Grimsby and Cleethorpes.

DIRECTIONS

From LOVELLE BACONS ESTATE AGENTS GRIMSBY office head southeast on Wellowgate toward Brighowgate. Turn right onto Brighowgate. Turn left onto Bargate/A1243. Continue to follow Bargate. At Nun's Corner, take the 1st exit onto Scartho Road/A1243. Turn right toward Matthew Telford Way and turn left toward Ferriby Lane. Turn left onto Ferriby Lane and no. 15 can be identified by our 'For Sale' board.

PARTICULARS OF SALE

ENTRANCE PORCH

With wooden glazed entrance door to front elevation. Floor to ceiling uPVC double glazed windows. Tiled floor. Coving to ceiling. Central heating radiator. Door to :-

RECEPTION HALL

Spindle and ballustrade 1 ½ turn staircase. Built-in cupboard with ample storage space. Moulded coving to ceiling. Telephone point. Central heating radiator.



CLOAKROOM

Modern white suite comprising of push-button w.c., wash hand-basin with mixer tap and vanity cupboards under. Part-tiled walls. Central heating radiator. Tiled floor continued from porch. uPVC double glazed window with obscured glass to side elevation.

LOUNGE

16'0" x 16'4" max. (4.87 x 4.99 max.)

A light and airy room having dual-aspect uPVC double glazed windows to side elevation and uPVC double glazed bay window to rear elevation. Moulded coving to ceiling with decorative ceiling rose. Wooden fire surround with marble inset and hearth incorporating a living flame-effect gas fire. TV aerial/telephone point. Central heating radiators. Arch leading to :-



SITTING ROOM

9'3" x 7'2" (2.83 x 2.18)

Being open plan to the lounge having recessed glass shelving. Central heating radiator. uPVC double glazed door with side windows leading out to rear garden.



STUDY

15'0" x 10'0" (4.57 x 3.05)

Having laminate flooring. Coving to ceiling. Central heating radiator. uPVC double glazed window to side elevation.



KITCHEN/DINER

23'3" x 12'0" (7.09 x 3.65)

This is a spacious room having a good range of wall and base units in beech with complementary worktops over incorporating a 2 ½ drainer sink with mixer tap and waste disposal. Built-in electric oven and built-in fire ring gas hob with extractor fan over. Part-tiled walls. Plumbing for dishwasher. Cooker point. Coving to textured ceiling. Central heating radiator. Laminate flooring. Door to utility. uPVC double glazed window to side elevation. uPVC double glazed patio doors leading out to side elevation.



ADDITIONAL PHOTOGRAPH



UTILITY ROOM

22'11" x 9'10" max. (6.98 x 2.99 max.)

This is a good-sized room having various fitted cupboards providing ample storage space. Plumbing for washing machine. Belfast sink. Part-tiled walls. Door to workshop. Wooden glazed doors to front and rear elevations.

BEDROOM 2

17'1" x 11'11" max. (5.21 x 3.62 max.)

This is ideal for a teenager or elderly relative (having en-suite facilities)

With uPVC double glazed bay window to rear elevation. Built-in wardrobe. Coving to ceiling. Central heating radiator.



EN-SUITE

Having bath with matching side panel and thermostatic shower over, low-flush w.c., pedestal wash hand-basin and bidet. Central heating radiator. Tiled walls and floor. uPVC double glazed window with obscured glass to front elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Built-in cupboard with ample storage space. uPVC double glazed window to front elevation.

MASTER BEDROOM

17'4" x 11'11" max. (5.29 x 3.63 max.)

Having uPVC double glazed window to rear elevation. Walk-in wardrobe. Central heating radiator. Loft access.

EN-SUITE

Pedestal wash hand-basin and low-flush w.c. Separate shower cubicle with electric shower. Tiled walls. Central heating radiator. uPVC double glazed window with obscured glass to front elevation.

BEDROOM 3

12'5" x 12'3" to wardrobes (3.79 x 3.74 to wardrobes)

Having uPVC double glazed window to front elevation. Fitted wardrobes with louvre doors. Central heating radiator. Door giving access to family shower room.

BEDROOM 4

11'11" x 9'10" max. (3.62 x 2.99 max.)

Having fitted wardrobes with louvre doors. Central heating radiator. uPVC double glazed window to rear elevation.

BEDROOM 5

11'1" x 9'8" max. (3.39 x 2.95 max.)

Having fitted wardrobes with louvre doors. Central heating radiator. uPVC double glazed window to rear elevation.

FAMILY SHOWER ROOM

8'6" x 8'3" max. (2.59 x 2.51 max.)

Having a white modern suite comprising of wash hand-basin with mixer tap and vanity cupboards under, push button w.c. Separate shower cubicle with thermostatic shower. Tiled walls and floor. Central heating radiator. Loft access. uPVC double glazed window with obscured glass to side elevation.



OUTSIDE

FRONT GARDEN

Part lawned with a horseshoe gravel driveway and a pair of double wrought iron gates providing pedestrian and vehicular access. Range of mature trees, shrubs and flower borders. Outside lighting.

DOUBLE GARAGE AND WORKSHOP

Double attached garage with electric remote controlled up-and-over door, light, power and personal door. Workshop to the rear having a tiled floor and wooden window to rear elevation housing a fireproof Tann Clarendon 2 safe.

REAR GARDEN

Good-sized garden being part lawned and part patio paved having a degree of privacy provided by a range of mature trees, shrubs and flower borders. Timber gated pedestrian access. Timber garden shed. Outside lighting. Greenhouse.



ADDITIONAL PHOTOGRAPH



OTHER INFORMATION

TENURE

We are advised by the owners that the property is Freehold, although we have not had confirmation from the Solicitors.

LOCAL AUTHORITY

North East Lincolnshire Council - Telephone 01472 313131.

SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

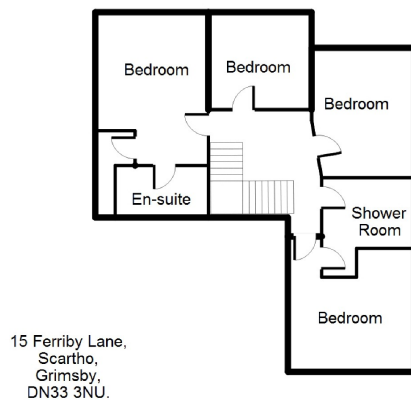
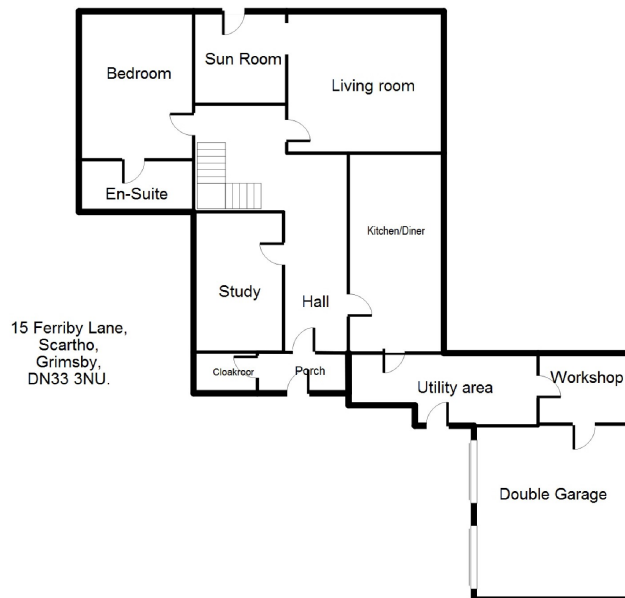
VIEWING

By appointment with the sole selling agents LOVELLE BACONS ESTATE AGENCY telephone (01472) 251918.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01472 251918 to arrange an appointment.



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