



46 Pinfold Lane Scartho, Grimsby, North East Lincolnshire DN33 2EW

Simply stunning is the only way to describe this beautifully presented cottage, perfectly positioned in the heart of Scartho village. Overflowing with charm, original character and stylish modern touches, this exceptional home offers elegant living spaces throughout flowing seamlessly into a private, landscaped rear garden. Step inside via a welcoming porch, leading to a spacious front reception room with a striking bay window overlooking the front garden and a cast iron open fire for added warmth and charm. A second reception room, also with a real working fire and beautiful fireplace, creates the ideal retreat. The country-style kitchen is fitted with quality wall and base units, providing ample space for modern appliances, while a rear porch leads to a handy cloakroom with basin and wc. Upstairs, two generously sized double bedrooms both with built-in storage and period feature, accompanied by a luxurious bathroom with roll-top claw-foot bath, enclosed shower. The top floor reveals a versatile third bedroom with extensive storage and a skylight perfect for stargazing. Outside, the rear garden is designed for easy maintenance yet maximum enjoyment, boasting a contemporary patio, raised beds, lawn, and a private courtyard for al fresco dining.

£205,000

- STUNNING COTTAGE IN THE HEART OF SCARTHO
- OOOZING CHARACTER AND CHARM
- TWO RECEPTION ROOMS
- FARMHOUSE STYLE KITCHEN
- CLOAKS/WC
- THREE DOUBLE BEDROOMS
- BATHROOM/WC WITH SHOWER
- GAS CENTRAL HEATING
- EXTENSIVE DOUBLE GLAZING
- FRONT AND FABULOUS REAR GARDEN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE PORCH

Approached via a wooden entrance door, wall mounted coat hooks and laminate floor.



DINING ROOM

14'4" x 11'3" (4.38 x 3.45)

Having a single multi glazed window to the front elevation, this cottage style dining room has a focal point of a black wrought iron fireplace inset with decorative tiles with provision for an open fire. Coving to ceiling, fitted dado rail and radiator with decorative cover.



DINING ROOM



LOUNGE

14'4" x 13'1" (4.38 x 3.99)

This cozy lounge again has a black cast iron fire surround inset with decorative tiled with provision for a open fire, decorative ceiling rose and coving, radiator and completed by a striking oak style floor. Useful under stairs cupboard which houses the modern gas fired boiler (fitted 2021)



LOUNGE



KITCHEN

14'9" x 6'9" (4.51 x 2.07)

The kitchen has a farmhouse vibe with cream base and wall cupboards incorporating an integrated fridge/freezer together with an electric oven and a gas hob. Included in the sale is a wall mounted display/plate rack. The oak work surfaces are inset with a Belfast sink and have space beneath for washing machine and a slimline dishwasher. Single glazed window having an oak style window sill. Oak style flooring. Radiator.



KITCHEN



INNER LOBBY

Radiator, wall panelling to dado height and having a wooden door leading outside. Oak style flooring.

CLOAKROOM

Fitted with a small sink and a low flush wc. Double storage cupboard. Double glazed window.

FIRST FLOOR

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LANDING

Double glazed window to the side elevation. Door leads up to the second floor bedroom.



BEDROOM ONE

14'2" x 8'9" (4.32m x 2.67m)

Two double glazed windows to the front elevation, radiator and coving to ceiling. To complete the cottage style are the white painted floor boards and the mock cast iron fire surround. Useful storage cupboards.



BEDROOM ONE



BEDROOM TWO

13'2" x 7'0" (4.03 x 2.14)

Used by the current owner as a home office and again has exposed floor boards, coving to ceiling and radiator.



BATHROOM/WC

10'3" x 6'10" (3.12m x 2.08m)

Fitted with a free standing bath having claw fee and fitted with a hand held shower spray, a pedestal wash hand basin and a low flush wc together with a corner shower cubicle having water proof wall panelling. The remainder of the walls are finished with hand painted wall boarding to dado height. Decorative vinyl flooring. Radiator. Coving to ceiling



BATHROOM/WC



SECOND FLOOR

ROOF ROOM / BEDROOM

15'9" x 8'3" (4.80m x 2.51m)

Accessed via a fixed staircase this useful space is ideal for guests as it has a fitted single bed with room for an additional double bed. Double glazed window. Additional storage cupboards to eaves. Velux window.



ROOF ROOM/BEDROOM

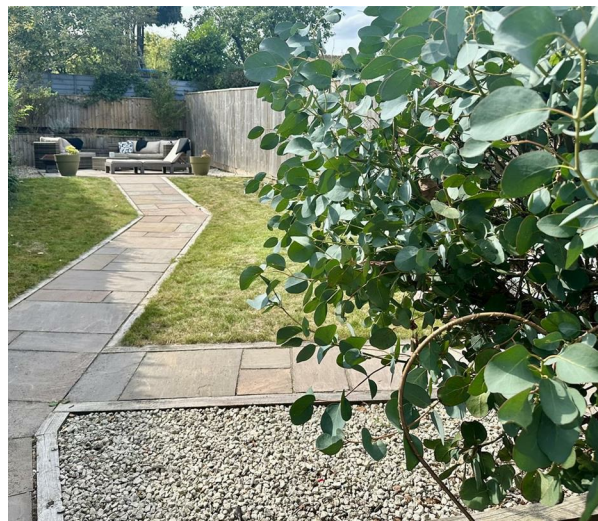


OUTSIDE



THE GARDENS

The property stands in both front and rear gardens, the small fore garden is accessed via three steps and is set behind a brick wall and an established hedge, this garden contains a gravel bed with a paved pathway leading passed the side of the cottage through a pedestrian wooden gate to the rear garden. This rear garden is of generous sized and includes a gravelled area situated close to the property ideal for Alfresco dining, in addition there is outside lighting and an outside tap. An excellent sized lawn and pathway leads to the rear of garden which has a fabulous raised paved seating area positioned to maximise the sun rays during the summer months. Also included in the sale is the timber garden shed.



ALFESCO DINING AREA



REAR PATIO AREA



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

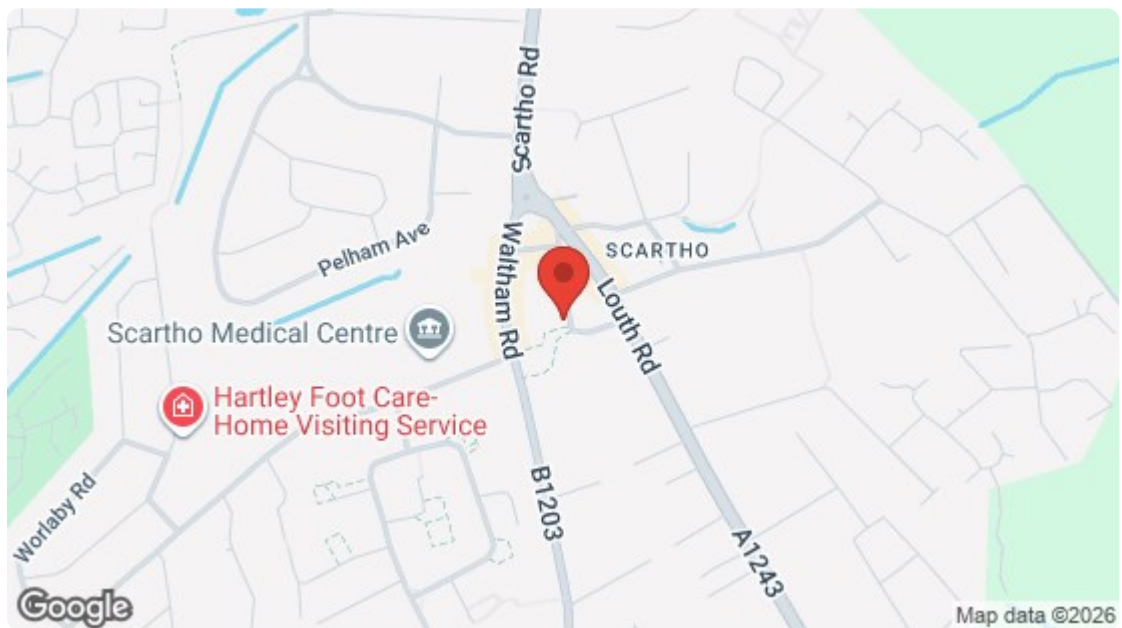
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	80
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.