



Allestree Drive, Scartho, Grimsby

£370,000



When it comes to
property it must be





KEY FEATURES

- Detached House
- Sought After Location
- Five Bedrooms
- High Quality Finish Throughout
- Generous Plot, Driveway & Garage
- uPVC DG & GCH
- Viewings Advised
- EPC rating C

DESCRIPTION

This immaculate five-bedroom detached house is offered for sale in Scartho Village, and positioned on the sought after Allestree Drive which is renowned for its open green cul-de-sac. Set on a generous plot with excellent kerb appeal and providing versatile accommodation, it is particularly well suited to families seeking access to nearby schools, local amenities and green spaces.

A welcoming hallway creates a strong first impression, featuring parquet flooring and a return staircase to the first floor. From the hallway there is access to a cloakroom with WC and sink. The rear lobby leading through to the garage and store area. The garage benefits from a sink and plumbing for a washer, offering a practical utility space and additional storage.

There are two spacious reception rooms. The main lounge enjoys a bay window with views of the garden and a gas fire, forming a comfortable everyday living space. A generous family living/dining room features an

PARTICULARS OF SALE

Disclaimer

We endeavor 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 Wi-Fi speeds and mobile connectivity at the property.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

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.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



FLOOR PLANS

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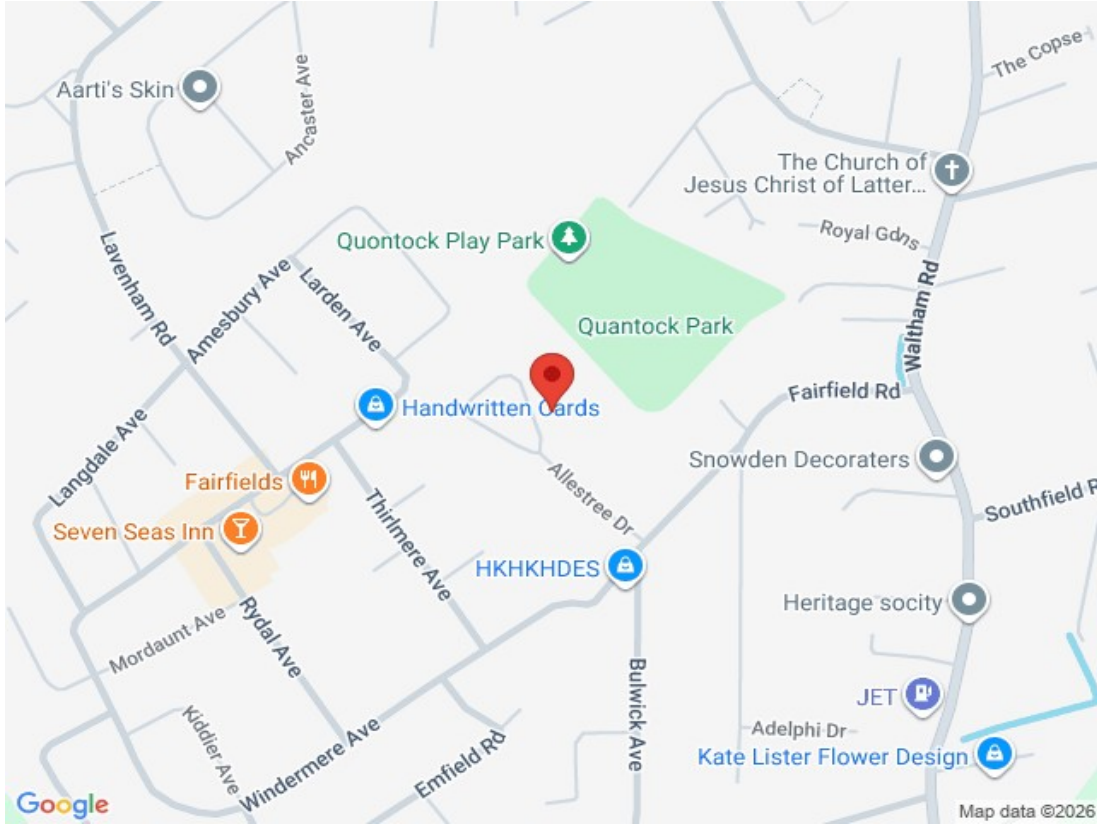

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MAP



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