



3 Rosemallow Close, Scartho, North East Lincolnshire, DN33 3EN
£155,000

Key Features:

- Modern Mid Link Property, Built in 2018
- Springfield Park, Scartho
- Two Double Bedrooms
- Spacious Living Room
- Kitchen Diner
- Downstairs Cloak/WC & First Floor Bathroom
- Driveway Parking
- Low Maintenance Landscaped Garden

Set in a quiet cul de sac on the popular Springfield Park development, this two bedroom mid link home offers an ideal first time purchase in this desirable area of Scartho. Ideally positioned for a wide range of local amenities, popular schools, and close proximity to the Diana, Princess of Wales Hospital. Well presented throughout, the accommodation includes a comfortable living room, kitchen diner with French doors opening onto the rear garden, and a downstairs cloak/WC. To the first floor are two double bedrooms and a bathroom. Outside, the property benefits from driveway parking, while the rear garden has been designed with low maintenance in mind, finished with Indian sandstone paving.



LIVING ROOM

15'10" x 12'7" (4.85 x 3.85)

With a composite front entrance door, wood effect laminate flooring, and staircase leading to the first floor.

KITCHEN DINER

12'5" x 12'0" (3.81 x 3.66)

Fitted with a range of shaker style units, worktops inset with a resin sink, built-in oven, gas hob, and space for further appliances. Unit housing the Ideal Logic central heating boiler. French doors opening onto the rear garden.

CLOAKROOM/WC

6'0" x 3'3" (1.84 x 1.00)

Fitted with a WC and hand basin.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

12'7" x 12'1" (3.84 x 3.69)

Front aspect main bedroom, with mirror fronted wardrobes, and useful built-in storage cupboard.

BEDROOM 2

12'7" x 8'10" (3.84 x 2.70)

Rear aspect bedroom.

BATHROOM

6'9" x 5'6" (2.08 x 1.68)

Fitted with a vanity unit, WC, and panelled bath with shower over.

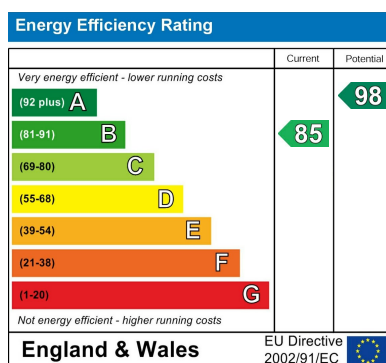
TENURE

FREEHOLD

COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

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

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore