



6 Fenwick Road Scartho, North East Lincolnshire DN33 3SJ

We are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated within the popular residential area of Scartho Top, close to all local amenities, the new Scartho Gateway Academy, good bus routes, Princess Diana of Wales Hospital and a short drive to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, kitchen, utility room, cloakroom, dining room, lounge and to the first floor four good sized bedrooms, master bedroom having an en suite shower room and family bathroom. Enjoying well maintained gardens with a driveway providing ample off road parking, integral garage and to the rear a westerly facing lawned garden with paved patio and enclosed fencing. Viewing is highly recommended.

£245,000

- SOUGHT AFTER LOCATION
- DETACHED FAMILY HOME
- KITCHEN
- UTILITY ROOM & CLOAKROOM
- DINING ROOM
- LOUNGE
- FOUR BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- FRONT & REAR GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a wooden glazed door with sidelight window leading into the reception hallway.



HALLWAY

The reception hallway has tiled flooring with carpeted stairs having open spindle balustrade leading to the first floor and radiator. Large storage cupboard.



CLOAKROOM

5'10" x 2'7" (1.80 x 0.79)

The handy cloakroom benefits from a white two piece suite comprising of; Hand wash basin with tiled splashbacks and low flush wc. Having continued tiled flooring from the hallway and a radiator.

KITCHEN DINER

12'0" x 9'7" (3.68 x 2.94)

The kitchen diner benefits from a range of wood effect wall and base units with contrasting work surfaces and tiled splashbacks incorporating a composite sink and drainer, gas hob with extractor hood and double electric fan assisted ovens and ample space for undercounter appliances. Finished with tiled flooring, radiator and a uPVC double glazed window over looking the garden.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



UTILITY ROOM

10'0" x 5'3" (3.05 x 1.61)

Benefitting from a range of matching wall and base units to the kitchen, contrasting worksurface, tiled splashbacks and incorporating a stainless steel sink and drainer with ample under the counter space for further appliances. Finished with matching tiled floor and radiator. Wooden door leading to the rear garden and internal door leading to the garage.



DINING ROOM

12'3" x 8'0" (3.74 x 2.44)

The dining room has uPVC double glazed French doors leading to the garden, coving to the ceiling, carpeted flooring, radiator and double wooden doors leading to the lounge.



DINING ROOM



LOUNGE

18'0" x 10'6" (5.49 x 3.21)

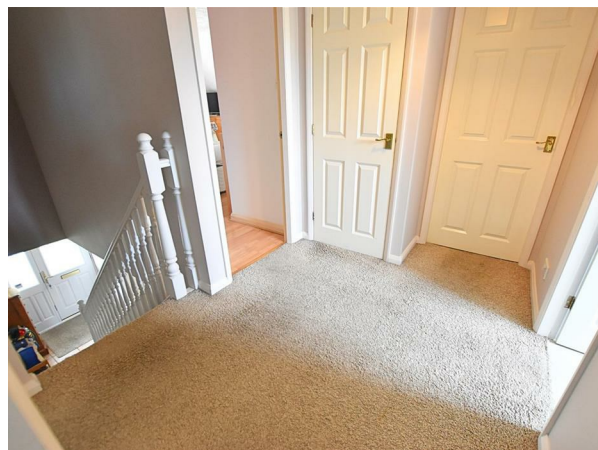
The lounge has a uPVC double glazed square bay window with blinds fitted to the front aspect, coving to the ceiling, carpeted flooring, radiator and feature fireplace with wood surround, marble style back and hearth and inset gas fire. Glazed double doors leading to the dining room.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring from the stairs, storage cupboard and loft access to the ceiling.



MASTER BEDROOM

13'9" x 13'6" (4.21 x 4.13)

The master bedroom is a good size with a uPVC double glazed window to the front aspect, wood effect laminate flooring, radiator, built in wardrobes and handy walk in storage area. Door leading to the en suite shower room.



MASTER BEDROOM



MASTER BEDROOM



EN SUITE SHOWER ROOM

9'11" x 4'4" (3.03 x 1.34)

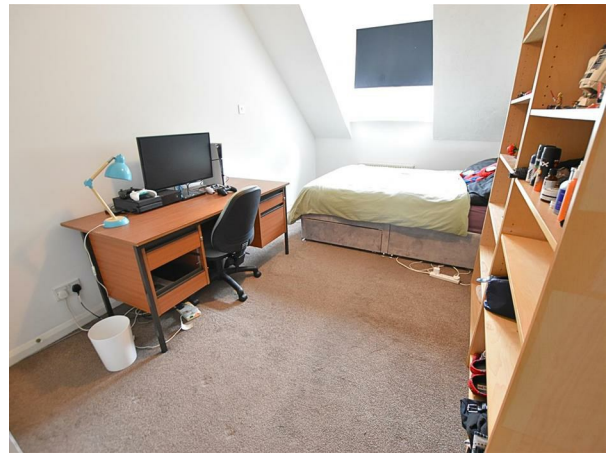
The modern recently refurbished en suite shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and aqua style splashbacks, vanity hand wash basin with storage and low flush wc. Finished with aqua style panelling to dado height, vinyl flooring, heated towel rail and a uPVC double glazed window to the side aspect.



BEDROOM TWO

15'11" x 8'6" (4.87 x 2.60)

The second double bedroom has a uPVC double glazed window with blind fitted to the front aspect, carpeted flooring, radiator and built in wardrobes.



BEDROOM THREE

10'6" x 8'1" (3.22 x 2.47)

To the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes.



BEDROOM FOUR

15'11" x 8'6" (4.87 x 2.60)

The fourth bedroom is again to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes.



BATHROOM

6'0" x 5'1" (1.83 x 1.57)

The recently refurbished family bathroom benefits from a white four piece suite comprising of; Bath with hand shower attachment, walk in shower with glazed screen and aqua style panelling, vanity hand wash unit with handy storage and a low flush wc. Finished with aqua style panelling to dado height, tiled effect flooring, heated towel rail and a uPVC double glazed window to the rear.



BATHROOM



OUTSIDE

THE GARDENS

The property stands with an open plan front garden with driveway providing ample off road parking, lawn and mature trees planted. Hedging to the side and wooden gate leading to the rear garden. The rear westerly facing garden is mainly laid to lawn with mature planting to the borders, and a large paved patio area ideal for outside entertaining.



THE GARDENS



THE GARDENS



THE GARDENS



REAR VIEW



GARAGE

17'4" x 8'9" (5.29 x 2.67)

Having an up and over door to the front aspect and a door leading to the utility room. Fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC - C

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

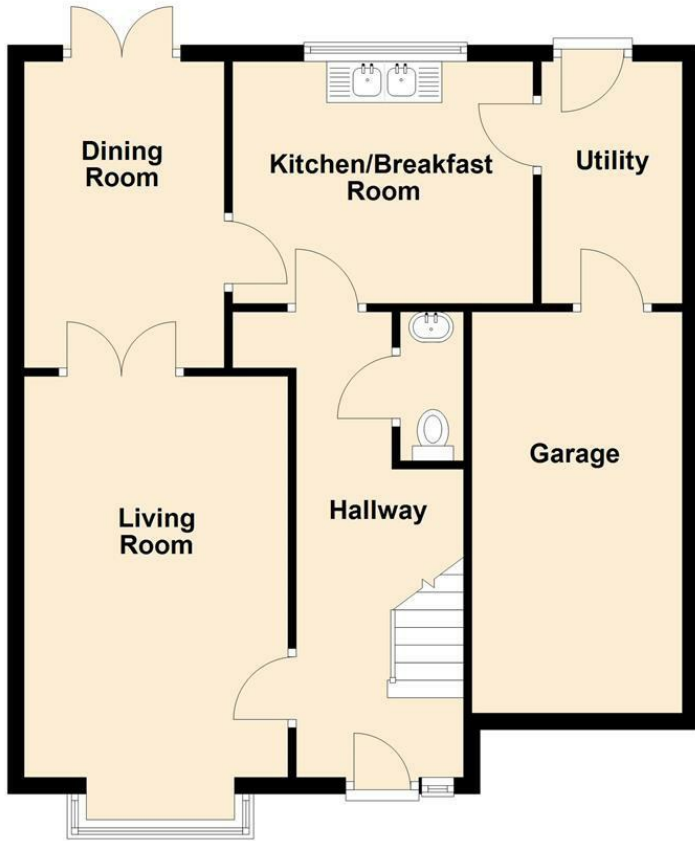
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

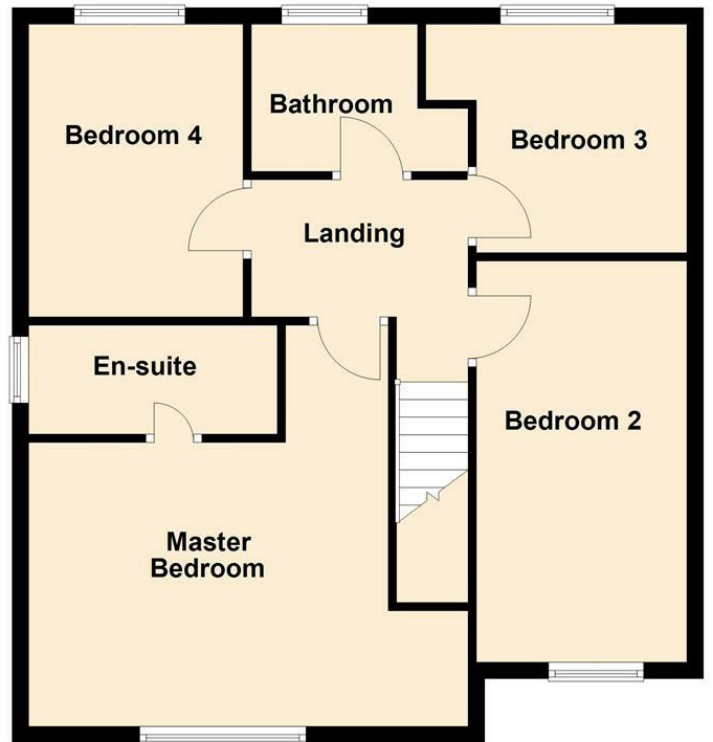
Ground Floor

Approx. 68.0 sq. metres (732.0 sq. feet)

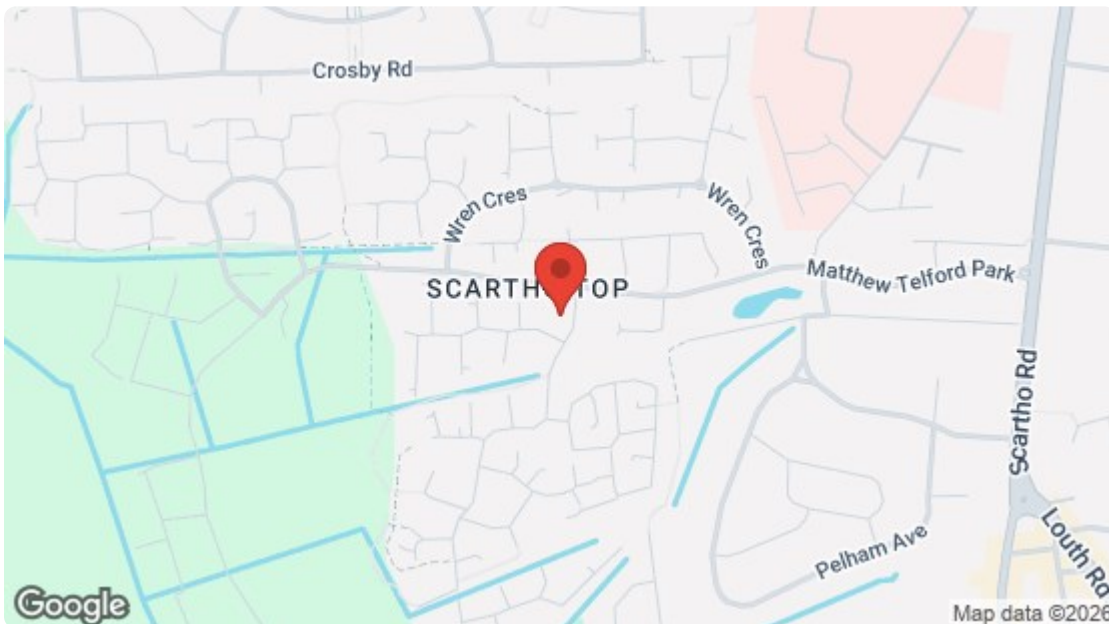


First Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



Total area: approx. 135.2 sq. metres (1455.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
England & Wales		EU Directive 2002/91/EC	

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 firm's 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.