

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

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PROPERTY FOR SALE

1 HORSESHOE CLOSE, SCARTH GRIMSBY

PURCHASE PRICE £194,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£194,950

TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



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1 HORSESHOE CLOSE, SCARTHO GRIMSBY

Nestled in the desirable Horseshoe Close, Scartho, this modern semi-detached house offers a perfect blend of comfort and convenience. Built in 2011, the property is ideally situated close to local amenities and schools, making it an excellent choice for families and professionals alike.

Upon entering, you are welcomed into a welcoming entrance hall that leads to a well-appointed lounge, perfect for relaxation and entertaining. The kitchen/diner is a highlight of the home, providing a bright and inviting space for family meals and gatherings. The ground floor also features a convenient WC, enhancing the practicality of the layout.

The first floor comprises three generously sized bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and comfort. A family bathroom serves the additional bedrooms, providing ample facilities for all.

Outside, the property boasts an enclosed rear garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, there is parking and a garage located in a block, offering further convenience.

With double glazing and gas central heating throughout, this home is not only stylish but also energy-efficient. This property is a fantastic opportunity for those seeking a modern residence in a sought-after location. Do not miss the chance to make this lovely house your new home.

ENTRANCE HALL

Through a composite front door into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and a light to the ceiling.



1 HORSESHOE CLOSE, SCARTHO GRIMSBY

LOUNGE

16'4 x 10'9 (4.98m x 3.28m)



LOUNGE



1 HORSESHOE CLOSE, SCARTHO GRIMSBY

KITCHEN/DINER

17'5 x 9'11 (5.31m x 3.02m)

With a range of wall and base units, contrasting work surfaces and up stands, a cream sink unit with a chrome mixer tap. An integrated electric oven, a gas hob, a stainless steel extractor fan above. The central heating boiler is housed in the larder cupboard and there is an integrated dishwasher, plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed window, a tiled floor and a light to the ceiling. The diner with u.PVC double glazed French doors into the garden, a central heating radiator, vinyl to the floor and a light to the ceiling.



KITCHEN/DINER



WC

5'2 x 2'8 (1.57m x 0.81m)

With a white toilet a corner pedestal wash hand basin with chrome taps and a tiled splash back. There is a central heating radiator, laminate to the floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a u.PVC double glazed window, a central heating radiator, an airing cupboard, a light and loft access to the ceiling.

1 HORSESHOE CLOSE, SCARTHO GRIMSBY

BATHROOM

5'7 x 7'0 (1.70m x 2.13m)

The bathroom comprises of an panelled bath with a chrome mixer shower tap, a sink set in a vanity unit and a toilet. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



BEDROOM 1

10'9 increasing to 12'0 x 13'6 decreasing to 10'7 (3.28m increasing to 3.66m x 4.11m decreasing to 3)

This double bedroom to the front of the property with a u.PVC double glazed window, a fitted wardrobe, a central heating radiator and a light to the ceiling.



1 HORSESHOE CLOSE, SCARTHO GRIMSBY

BEDROOM 1



ENSUITE

5'3 increasing to 7'6 x 6'6 (1.60m increasing to 2.29m x 1.98m)

With a shower enclosure and a plumbed shower, a sink set in a vanity unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.



1 HORSESHOE CLOSE, SCARTHO GRIMSBY

BEDROOM 2

9'5 x 8'4 (2.87m x 2.54m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 3

8'9 x 8'10 (2.67m x 2.69m)

Bedroom 3 is to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



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GARAGE

The brick garage is in a row of 3 and has an up and over door and there is light and power within.



OUTSIDE

The front of the property is open with a path and steps up to the front door and there is wood chippings either side.

The rear garden has a walled and fenced boundary with wooden gate and is mainly laid to lawn with a patio area and a path.

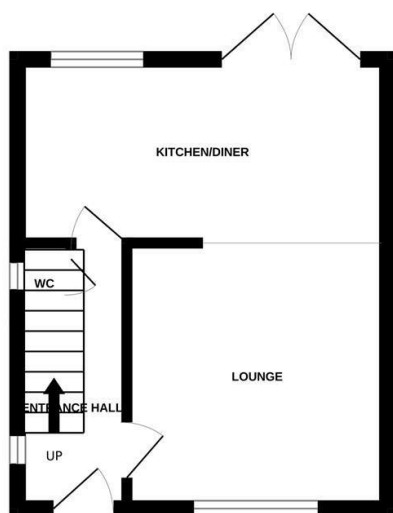


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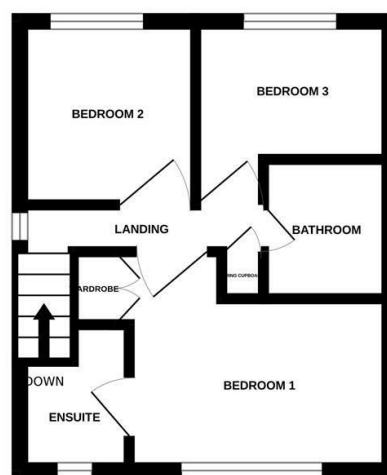
OUTSIDE



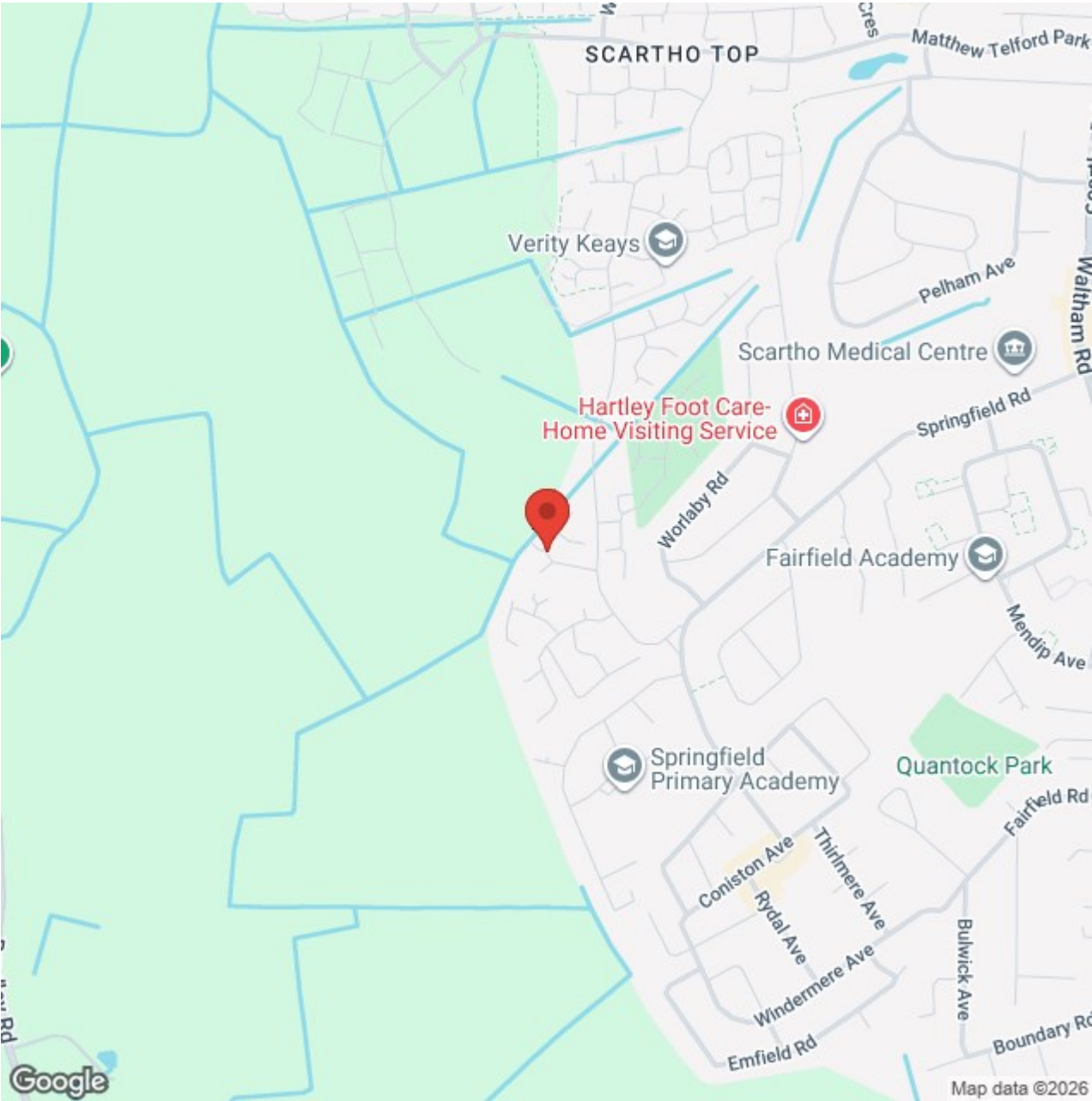
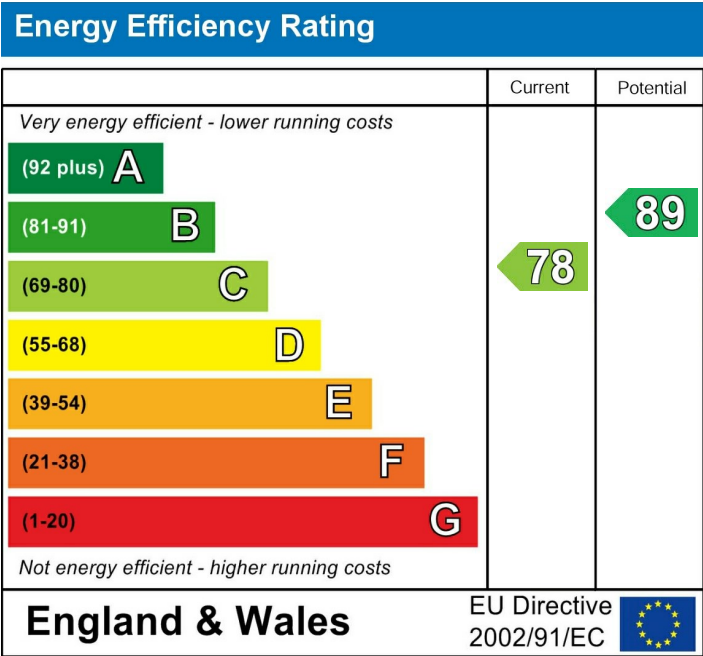
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee of £495 payable on production of offer.

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