



5 Christine Place

Scartho, Grimsby, North East Lincolnshire DN33 2JP

Situated within the popular and highly regarded village of Scartho, Christine Place offers an excellent opportunity to acquire a well-presented three-bedroom semi-detached home, ideally suited to families, couples and those looking to work from home. Scartho provides a convenient range of local amenities including shops, supermarkets, healthcare facilities, recreational spaces and well-regarded schools, whilst also offering excellent access to Grimsby and the surrounding areas. The property benefits from gas central heating and uPVC double glazing and comprises an entrance hall, kitchen/diner, spacious lounge, three bedrooms and family bathroom. Externally, there is a low-maintenance front garden providing off-road parking, with double gates leading to a further driveway and a southerly facing lawned rear garden with paved patio, timber storage shed and detached garage. The garage has been thoughtfully converted, with a useful storage area to the front and a fully insulated home office to the rear, complete with electric supply and lighting, providing an ideal dedicated workspace. Viewing is considered essential to fully appreciate the accommodation, outdoor space and versatile home-working facilities this property has to offer.

- SCARTH0 LOCATION
- THREE BEDROOM HOME
- KITCHEN/DINER
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- SOUTH-FACING GARDEN
- DETACHED GARAGE
- OFF-ROAD PARKING
- HOME OFFICE
- VIEWING ESSENTIAL

Offers Over £170,000



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double-glazed door with adjoining side-light panel, leading into the entrance hallway.



HALLWAY

The entrance hallway features carpeted flooring and stairs with a spindle balustrade leading to the first floor, coving to the ceiling, a radiator, and a uPVC double-glazed window to the side aspect.



KITCHEN

18'6" x 11'6" (5.66 x 3.51)

The kitchen is open plan to the dining area and benefits from a comprehensive range of cream-fronted wall and base units, complemented by contrasting work surfaces and matching splashbacks. The kitchen incorporates a composite sink and drainer, ceramic hob with extractor hood over, two eye-level electric fan-assisted ovens, an integrated fridge and plumbing for an automatic washing machine. The room is finished with dual-aspect uPVC double-glazed windows, a uPVC double-glazed door providing access to the side aspect, coved ceiling, tiled flooring and radiator.



KITCHEN



KITCHEN



KITCHEN



DINING AREA

8'3" x 6'3" (2.54 x 1.93)

Open to the kitchen, the dining area features a picture uPVC double-glazed window to the side aspect and uPVC double-glazed sliding patio doors, with continued tiled flooring and tongue-and-groove panelling to dado height.

LOUNGE

15'0" x 12'3" (4.59 x 3.75)

The lounge features a uPVC double-glazed bay window to the front aspect, coving to the ceiling, carpeted flooring and radiator. A feature fireplace with wood surround, marble-effect back and hearth, and inset gas fire provides an attractive focal point to the room.



LOUNGE



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Continuing to the first floor, the landing features carpeted flooring, an enclosed staircase with bannister, coving to the ceiling and a uPVC double-glazed window to the side aspect.



BEDROOM ONE

14'4" x 8'6" (4.37 x 2.60)

The master bedroom features a uPVC double-glazed window to the front aspect, carpeted flooring, radiator and a range of wall-to-wall fitted wardrobes.



BEDROOM ONE



BEDROOM TWO

10'3" x 10'2" (3.14 x 3.10)

The second double bedroom is situated to the rear aspect and features a uPVC double-glazed door, carpeted flooring, radiator and coving to the ceiling.



BEDROOM TWO



BEDROOM THREE

8'9" x 7'8" (2.69 x 2.34)

The third bedroom is positioned to the front aspect and features a uPVC double-glazed window, carpeted flooring, radiator and useful built-in storage.



BATHROOM

7'6" x 7'4" (2.29 x 2.24)

The bathroom benefits from a white three-piece suite comprising a P-shaped bath with electric shower over and glazed screen, pedestal wash hand basin and low-flush WC. The room is finished with aqua-style panelling to the shower area and tongue-and-groove panelling to dado height, vinyl flooring, radiator, downlights and extractor fan. A useful linen cupboard houses the wall-mounted boiler, while a uPVC double-glazed window to the rear aspect provides natural light.



OUTSIDE

THE GARDENS

The front garden is approached via an open driveway providing ample off-road parking, with a low-walled front boundary and side fencing. The low-maintenance garden features mature planting, while double wrought-iron gates provide access to a further driveway, rear garden and detached garage. The southerly facing rear garden is enclosed by fencing and is predominantly laid to lawn, with mature planting to decorative borders, a paved patio area and a useful timber storage shed.



THE GARDENS



GARAGE

The detached garage has been thoughtfully converted, with the front section providing useful storage and benefiting from electric, lighting and an up-and-over door to the front aspect. The rear section has been converted into a dedicated home office, accessed via a uPVC double-glazed door. The office is fully insulated and finished with carpeted flooring, electric and lighting, providing an ideal space for home working.



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

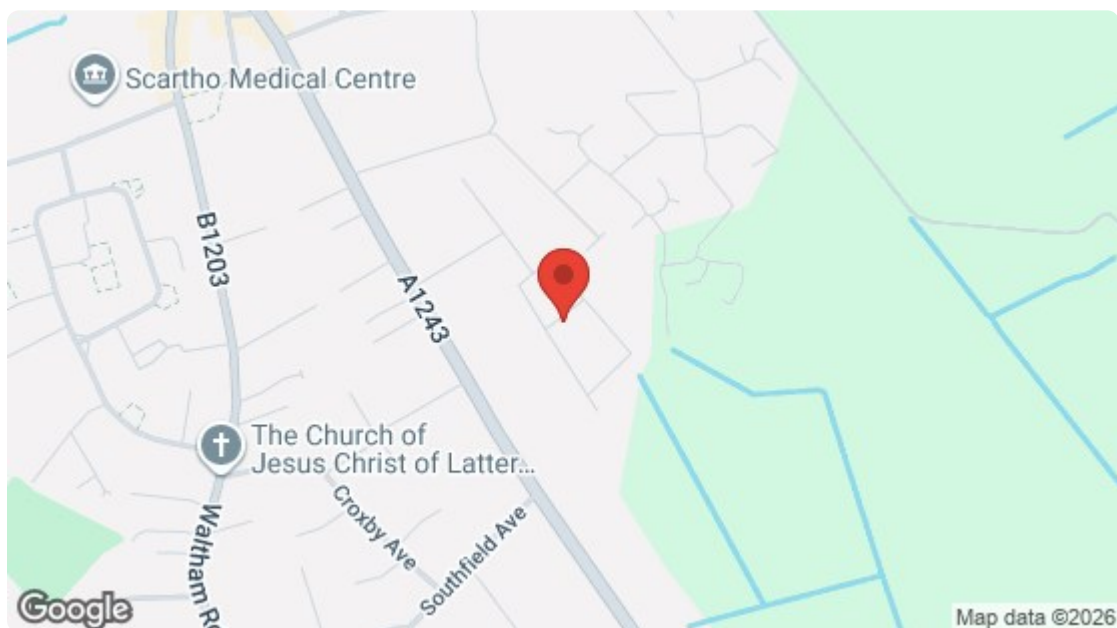
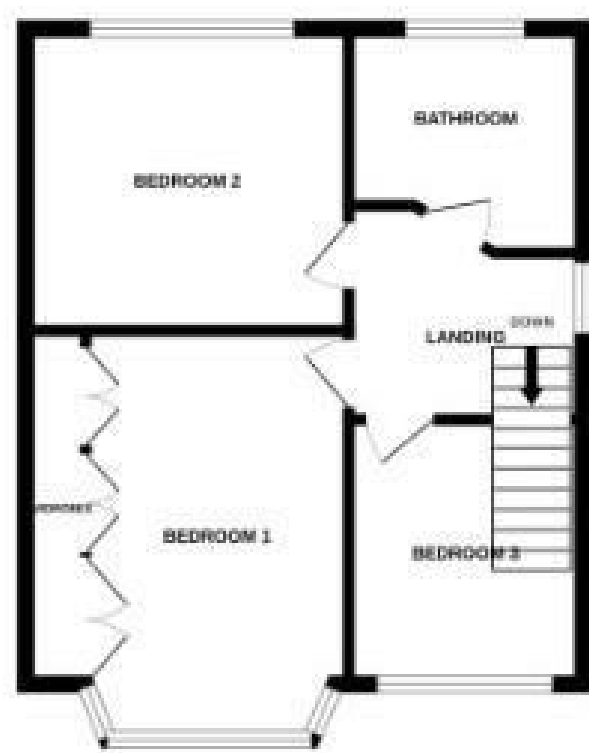
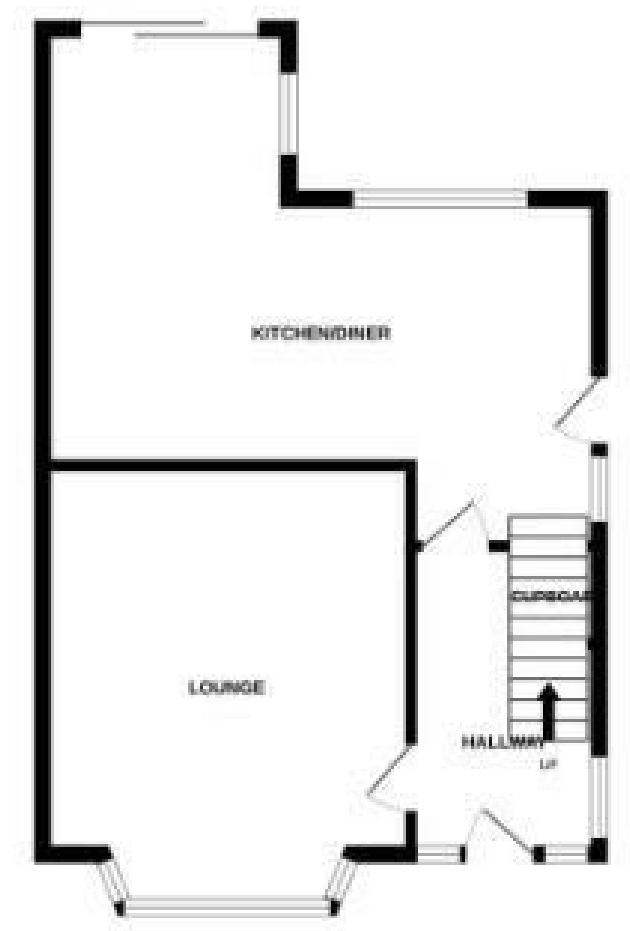
EPC - C

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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 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.