



**87 Ancaster Avenue, Scartho, North East Lincolnshire, DN33 3LP**  
**£195,000**

## Key Features:

- Three Bedroom Semi Detached Home
- Popular Residential Location
- Generous Corner Plot Garden
- Well Presented Modern Accommodation
- Open Plan Kitchen/Dining Room
- Spacious Lounge
- Ample Driveway Parking
- Detached Garage

Occupying a good sized corner plot, this well presented semi detached home offers stylish accommodation, excellent outdoor space and ample parking, making it an ideal purchase for first time buyers and young families.

Situated within a popular and established area of Scartho, the property enjoys convenient access to a range of local amenities and well regarded schools.

Fashionably decorated throughout, the accommodation is both welcoming and practical, comprising an entrance hall, spacious front aspect lounge, a modern fitted kitchen featuring a range of shaker style units, built-in oven and hob, and an integrated washing machine, with an archway leading through to the dining room. French doors open onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are two double bedrooms, a versatile single bedroom and a modern family bathroom fitted with a vanity unit, WC, and shower over the bath.

Externally, the property benefits from a well-maintained west-facing rear garden with lawn and patio seating areas. The driveway provides ample parking and access to the detached garage.



**ENTRANCE HALL**

12'10" x 6'1" (3.93 x 1.86)

**LOUNGE**

12'1" x 12'1" (3.70 x 3.70)

**KITCHEN**

10'4" x 8'4" (3.17 x 2.55)

**DINING ROOM**

8'4" x 8'0" (2.56 x 2.46)

**FIRST FLOOR**

**BEDROOM 1**

11'5" x 11'1" (3.50 x 3.40)

**BEDROOM 2**

10'7" x 9'3" (3.25 x 2.82)

**BEDROOM 3**

7'3" x 7'2" (2.21 x 2.19)

**BATHROOM**

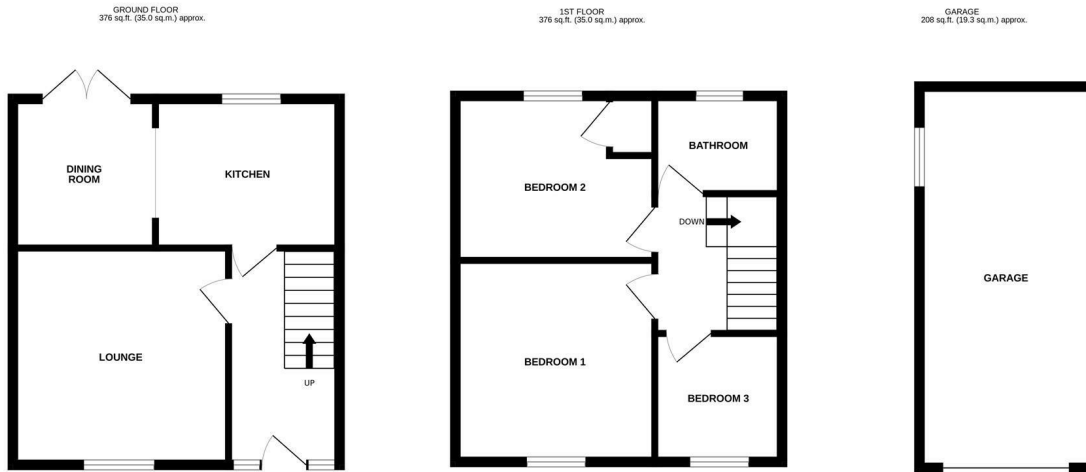
7'1" x 5'4" (2.17 x 1.65)

**TENURE**

**FREEHOLD**

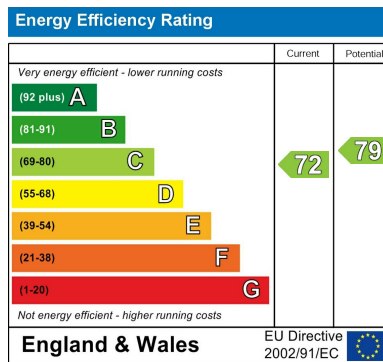
**COUNCIL TAX**





TOTAL FLOOR AREA: 961 sq.ft. (89.2 sq.m.) approx.

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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### 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

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