



18 Primrose Avenue, Scartho, DN33 3ET
£229,950

Key Features:

- Modern Three Bedroom Detached Home
- Popular Residential Location
- Immaculately Presented Throughout
- Open Plan Kitchen Diner
- Utility & Cloakroom/WC
- Three Good Sized Bedrooms
- Main Bedroom with En Suite
- Generous Garden
- Driveway & Garage
- LABC Warranty Remaining

Situated in the popular Scartho Top area, this attractive three bedroom detached home was built in 2024 by Persimmon Homes to their Sherwood design and forms part of the Regency Meadows development. The property offers immaculately presented accommodation throughout and occupies a pleasant cul-de-sac position with an open outlook to the front.

The ground floor accommodation comprises an entrance hall, cloakroom/WC, and a front facing lounge. To the rear, the full-width kitchen and dining room provides a superb setting for everyday family life, featuring contemporary units, quartz worktops and a range of integrated appliances, including oven, gas hob, fridge/freezer and dishwasher. The dining area has French doors opening onto the garden, while the adjoining utility room provides useful additional storage and space for laundry appliances.

To the first floor are three good-sized bedrooms, including a main bedroom with en suite shower room, together with a family bathroom.

Outside, the rear garden offers a generous outdoor space, which is mainly lawned and features a decking area, while the driveway provides off-road parking for two vehicles and access to the garage.

The home also benefits from a range of energy-efficient features associated with Persimmon Homes' including EV Charger, argon-filled double glazing, waste water heat recovery, enhanced insulation and energy-efficient heating.

The property is conveniently positioned for a wide range of local amenities and schools, with Diana, Princess of Wales Hospital just a short walk away.



LOUNGE
12'11" x 11'7" (3.94 x 3.54)

KITCHEN DINER
18'0" x 9'2" (5.50 x 2.81)

CLOAKROOM/WC
5'10" x 4'8" (1.80 x 1.44)

UTILITY
5'11" x 5'8" (1.81 x 1.75)

FIRST FLOOR

BEDROOM 1
12'11" x 10'7" (3.95 x 3.24)

EN-SUITE SHOWER ROOM
5'5" x 5'0" (1.67 x 1.54)

BEDROOM 2
9'5" x 9'3" (2.89 x 2.84)

BEDROOM 3
9'5" x 8'5" (2.89 x 2.59)

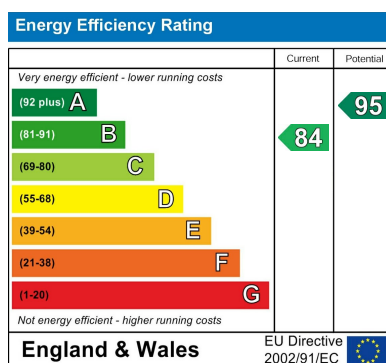
BATHROOM
6'11" x 5'10" (2.11 x 1.79)

GARAGE
21'1" x 10'8" (6.43 x 3.26)

TENURE
FREEHOLD

COUNCIL TAX
C





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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