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Fenwick Road
Scartho Top
Grimsby
DN33 3SJ

Offers in the Region Of £230,000

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Property Introduction

Offered for sale with no forward chain, this substantial detached family home is situated on the ever-popular Fenwick Road, Scartho Top, a well-regarded residential area of Grimsby. The property presents an excellent opportunity for purchasers looking to acquire a generously proportioned home and add their own style and value through a comprehensive scheme of updating. The ground floor offers spacious and versatile accommodation, comprising a welcoming lounge, separate sitting room, and a kitchen-diner providing ample space for everyday family living. Further benefits include a useful utility room and ground floor WC, enhancing the practicality of the layout. To the first floor, the property boasts four well-proportioned double bedrooms, with the principal bedroom enjoying the advantage of an en-suite shower room. A family bathroom serves the remaining bedrooms, making this an ideal home for growing families. Externally, the property enjoys gardens to both the front and rear, offering scope for landscaping and outdoor enjoyment. A driveway provides off-road parking and leads to an integral double garage, ensuring excellent storage and parking options. Early viewing is highly recommended to fully appreciate the space, potential, and sought-after location this home has to offer.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

WC

2' 11" x 5' 5" (0.90m x 1.66m)

The WC has a radiator, carpeted floor, WC and a basin.

Lounge

17' 0" x 11' 11" (5.19m x 3.62m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. Double doors then open to the sitting room.

Sitting Room

10' 2" x 10' 9" (3.09m x 3.27m)

The sitting room has french doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining area

14' 1" x 9' 3" (4.28m x 2.82m)

The dining area has dual aspect windows to the side and rear elevation, French doors to the side, coving to the ceiling, two radiators and a carpeted floor. The kitchen is then open plan off the dining area.

Kitchen

10' 9" x 15' 1" (3.27m x 4.60m)

The kitchen has a window to the rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a range of fitted

units with a sink and drainer, plumbing for a dish washer, an electric double oven, gas hob and extractor over.

Utility room

9' 1" x 5' 4" (2.76m x 1.62m)

The utility has a door to the side elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a sink and drainer, plumbing for a washing machine and a fitted unit.

First Floor Landing

The first floor landing has access to the loft, a built in cupboard, coving to the ceiling, a radiator and a carpeted floor.

Bedroom One

15' 3" x 11' 11" (4.65m x 3.63m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

15' 0" x 15' 0" (4.57m x 4.57m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Three

10' 4" x 11' 9" (3.16m x 3.57m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Four

14' 2" x 9' 3" (4.32m x 2.83m)

Bedroom four has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bathroom

6' 2" x 9' 9" (1.89m x 2.97m)

The bathroom has an opaque window to the rear elevation, a radiator and a carpeted floor. There is also a WC, basin, bath and shower cubicle with a mains shower. There is also a built in cupboard.

Double Garage

17' 9" x 15' 0" (5.40m max x 4.58m max)

With an up and over door, electrics and door to the utility.

Outside

With a lawn to the front and a driveway providing ample off road parking. The rear garden has a further lawn, established shrubs and a patio area, all enclosed by perimeter fencing.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

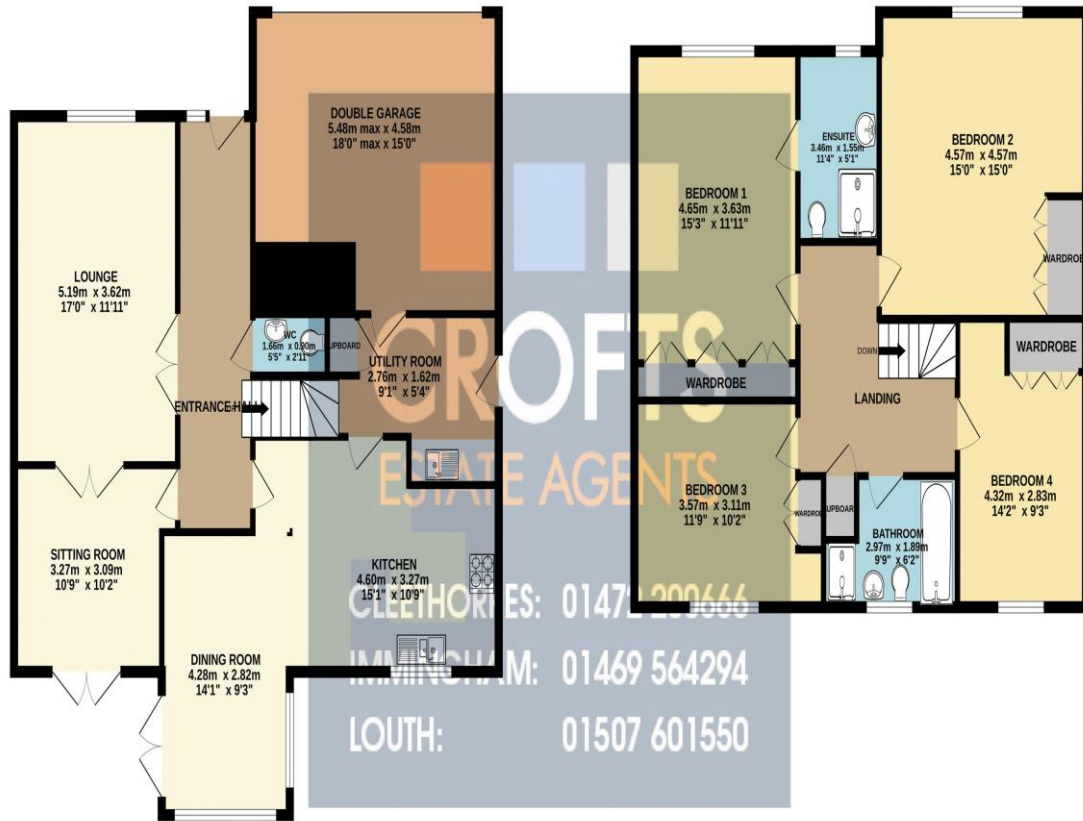
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications



GROUND FLOOR
100.8 sq.m. (1085 sq.ft.) approx.

1ST FLOOR
85.3 sq.m. (918 sq.ft.) approx.



TOTAL FLOOR AREA: 186.1 sq.m. (2003 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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