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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Scartho Road

Grimsby
DN33 2BS

£299,000

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Property Introduction

Situated on the ever-popular Scartho Road in Grimsby, this impressive detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Boasting a truly stunning rear garden that must be seen to be fully appreciated, this property provides an ideal setting for both relaxing and entertaining. Conveniently located close to a wide range of local amenities, reputable schools, Grimsby College and Diana, Princess of Wales Hospital, the property is perfectly placed for families and professionals alike. The well-presented accommodation briefly comprises an inviting entrance hallway, comfortable lounge, spacious kitchen-diner, practical utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking to the front including an EV charger, while the exceptional rear garden offers a fantastic outdoor space for children, entertaining guests or simply enjoying the surroundings. A standout feature is the superb garden room, complete with fitted kitchen units and a shower room, offering excellent potential for use as an annexe, home office or entertaining space. Further benefits include uPVC double glazing and gas central heating throughout.

Entrance Hall

Entering through the entrance porch reveals a welcoming entrance hall with a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also access to the under stairs cupboard.

Lounge

11' 11" x 13' 0" (3.64m x 3.96m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a cosy open fire.

Kitchen/Diner

14' 8" x 17' 8" (4.48m x 5.38m)

The heart of the home, with Tri-folding doors, windows to the rear side elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a dish washer, an electric oven and gas hob with an extractor over. There is also a breakfast bar and a good space for a dining table and sofa.

Utility room

8' 1" x 6' 0" (2.47m x 1.84m)

The utility room has a window to the front elevation, a tiled floor, sink and drainer, plumbing for a washing machine and fitted units.

WC

2' 7" x 6' 0" (0.79m x 1.84m)

The WC has an opaque window to the rear elevation, vinyl flooring, a WC and basin.

First Floor Landing

The first floor landing has an opaque window to the side elevation, access to the loft, coving to the ceiling, a radiator and a carpeted floor. There is also access to a large cupboard.

Bedroom One

12' 0" x 10' 10" to the wardrobe (3.66m x 3.30m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring. There is also a wall of fitted wardrobes.

Bedroom Two

14' 11" x 8' 10" (4.54m x 2.69m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Three

8' 9" x 8' 0" (2.67m x 2.43m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

9' 8" x 6' 5" (2.94m x 1.96m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and a bath. There is also a built in cupboard and partially tiled walls.

Garden Room/Annexe

14' 4" x 9' 2" (4.38m x 2.79m)

With Tri-folding doors, LVT flooring and a modern fitted kitchen with a sink and drainer.

Shower room

3' 11" x 9' 2" (1.19m x 2.79m)

With an opaque window, LVT flooring, a WC, basin and a bath with an electric shower over.

Outside

Enclosed to the front with a brick wall and gates, an abundance of off road parking is revealed within the low maintenance frontage. With a further gate revealing a storage area to the side of the property. The rear garden is a sight to behold, with a stunning tiled patio area ideal for alfresco dining and entertaining, a beautifully appointed flower bed to the side with established shrubs and trees. There is also a well kept lawn and a children's play area equipped with climbing frame. The hot tub is included as is the summer house at the bottom of the garden making those the cherry included with this very tasty cake.

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

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

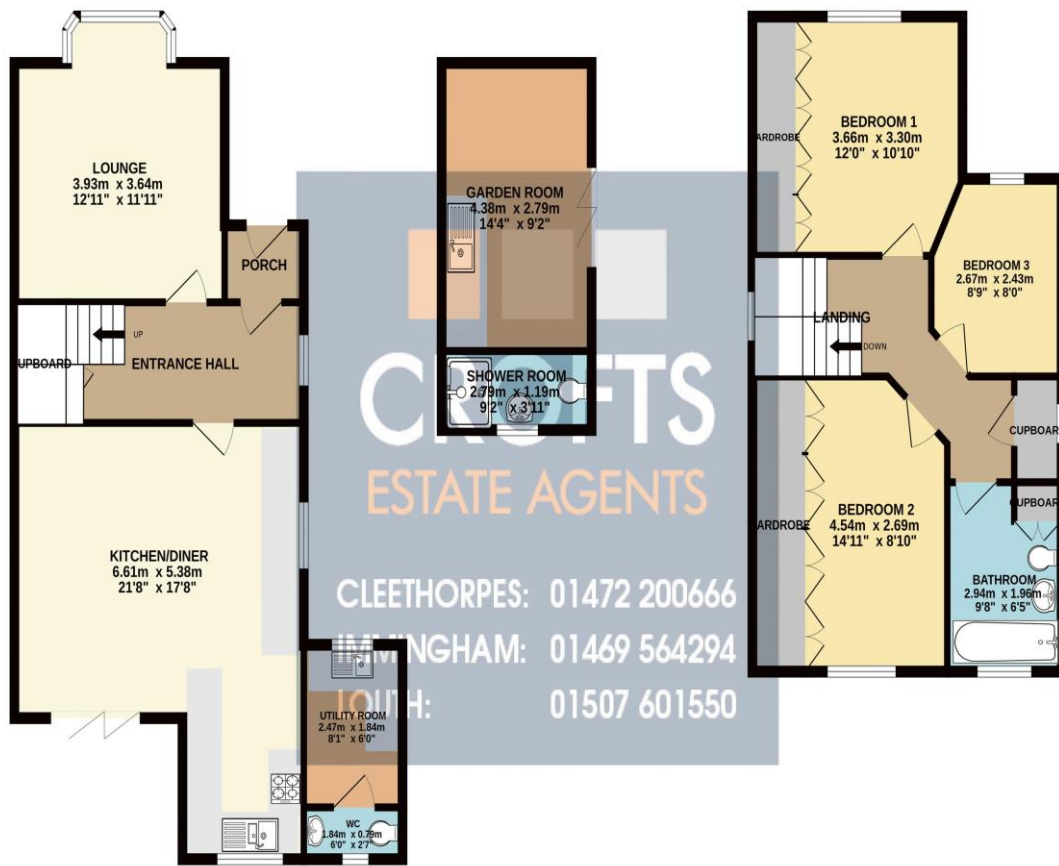
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
77.7 sq.m. (836 sq.ft.) approx.

1ST FLOOR
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA: 130.4 sq.m. (1404 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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		