



42 Belgrave Road, Scartho Top, North East Linsolnshire, DN33 3RS
£200,000

Key Features:

- Four Bedroom Semi Detached Home
- Extended Family Accommodation
- Spacious Lounge
- Kitchen Diner & Sun Room
- En Suite Shower Room & Family Bathroom
- Ground Floor Cloak/WC
- Driveway Parking & Integral Garage
- No Forward Chain

An extended four bedroom semi-detached home, pleasantly positioned within the popular residential area of Scartho Top. The property offers generous accommodation with three double bedrooms and a versatile fourth bedroom or study.

The ground floor includes a lounge and kitchen diner, with a sun room providing additional living space overlooking the rear garden. A useful cloak/WC is located off the entrance hall.

Upstairs, a side extension over the garage has created a spacious main bedroom with an en suite shower room. There are two further double bedrooms and a fourth bedroom which could also be used as a study or home office, together with the family bathroom.

Outside, a driveway provides off-road parking and access to the integral garage, with an enclosed garden to the rear.

Scartho Top is a popular residential area, conveniently placed for a wide range of local amenities, with the centre of Scartho also within easy reach. Offered for sale with no forward chain.



LOUNGE
15'7" x 14'6" (4.76 x 4.44)

KITCHEN DINER
14'6" x 8'5" (4.42 x 2.57)

SUN ROOM
8'7" x 7'8" (2.62 x 2.34)

FIRST FLOOR

BEDROOM 1
15'5" x 8'8" (4.70 x 2.66)

ENSUITE
8'8" x 5'4" (2.66 x 1.63)

BEDROOM 2
14'0" x 8'5" (4.29 x 2.58)

BEDROOM 3
10'8" x 8'4" (3.27 x 2.56)

BEDROOM 4
9'11" x 5'9" (3.04 x 1.76)

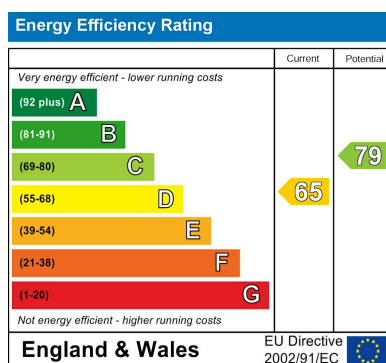
BATHROOM
5'8" x 6'2" (1.75 x 1.88)

GARAGE
21'6" x 8'10" (6.56 x 2.70)

TENURE
Freehold

COUNCIL TAX BAND
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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

