



**5 Sheldon Road, Scartho Top, North East Lincolnshire, DN33 3GA
£165,000**

Key Features:

- Modern Three Bedroom End Link Home
- Popular Scartho Top Location
- Rear Aspect Living Room
- Dining Kitchen
- En Suite Shower Room & Family Bathroom
- Downstairs Cloak/WC
- Enclosed Low Maintenance Rear Garden
- Driveway Parking & Garage

Situated in the ever popular area of Scartho Top, this modern three bedroom end link home offers well presented and practical accommodation, ideally suited to first time buyers, downsizers, or professionals alike. Conveniently positioned close to a wide range of local amenities, reputable schools, and just a short walk to the Diana, Princess of Wales Hospital. The accommodation comprises an entrance hall, cloak/WC, dining kitchen, and a rear aspect living room opening onto the garden. To the first floor are three bedrooms including a main bedroom with en suite shower room, together with a family bathroom. Externally, the property benefits from a low maintenance rear garden, along with driveway parking and a single garage.



ENTRANCE HALL

With understairs storage cupboard providing plumbing for a washing machine and venting for a tumble dryer.

CLOAKROOM/WC

6'4" x 3'1" (1.95 x 0.95)

Fitted with a WC and hand basin.

KITCHEN

10'3" x 8'0" (3.14 x 2.44)

A modern fitted kitchen incorporating a built-in double oven/microwave, gas hob, integrated fridge/freezer, and plumbing for a dishwasher. Gas central heating boiler housed within wall unit. Front aspect window.

LIVING ROOM

15'1" x 13'6" (4.62 x 4.14)

Full width living room with French doors opening onto the rear garden, and staircase leading to the first floor.

FIRST FLOOR LANDING

With storage/airing cupboard and access to the loft.

BEDROOM 1

12'9" x 8'5" (3.90 x 2.57)

Rear aspect bedroom.

EN - SUITE SHOWER ROOM

8'4" x 5'1" (2.56 x 1.56)

Fitted with a shower enclosure, wash basin and WC.

BEDROOM 2

9'6" x 8'5" (2.91 x 2.57)

Front aspect bedroom.

BEDROOM 3

7'4" x 6'3" (2.24 x 1.93)

Versatile rear aspect bedroom.

BATHROOM

6'8" x 6'4" (2.04 x 1.95)

Fitted with a wash basin, WC and panelled bath with shower over.


TENURE

FREEHOLD

COUNCIL TAX BAND

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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