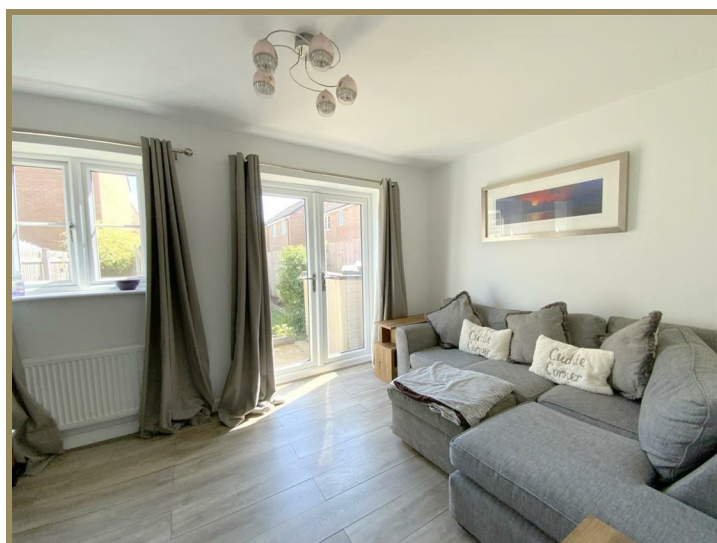




38 Thornbury Drive, Scartho Top, DN33 3TR
£132,500

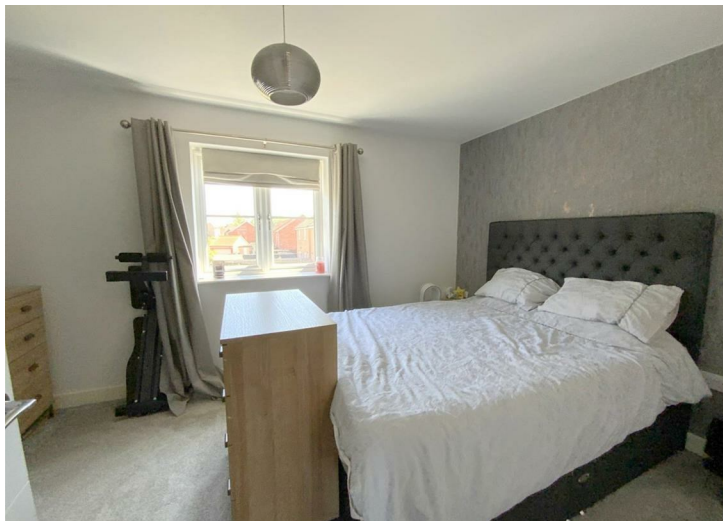
Key Features:

- Modern Semi Detached Home, Built in 2020
- Two Double Bedrooms
- Rear Aspect Lounge
- Dining Kitchen
- Ground Floor Cloakroom & First Floor Bathroom
- Driveway Parking
- Low Maintenance Rear Garden

Situated within the popular residential area of Scartho Top, this modern two bedroom semi detached home offers stylish and well presented accommodation, making it an ideal choice for first-time buyers, young professionals or those seeking an easy to maintain home. Conveniently positioned close to local amenities and short walking distance to the Diana, Princess of Wales Hospital.

The accommodation comprises an entrance hall, cloakroom, dining kitchen to the front, and a spacious full width lounge with French doors opening onto the rear garden. To the first floor are two good sized double bedrooms, along with a family bathroom.

Externally, to the rear is an enclosed low maintenance garden, whilst the open plan frontage provides off parking for two vehicles and includes an EV charging point.



LOUNGE
13'4" x 8'11" (4.07 x 2.73)

KITCHEN/DINER
14'10" x 6'5" (4.53 x 1.98)

CLOAKROOM
5'6" x 2'9" (1.68 x 0.85)

FIRST FLOOR

BEDROOM 1
13'4" x 9'3" (4.08 x 2.82)

BEDROOM 2
9'6" x 7'9" (2.92 x 2.38)

BATHROOM
6'5" x 6'3" (1.97 x 1.92)

TENURE
FREEHOLD

COUNCIL TAX BAND
B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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