



FARROW
ESTATE AGENTS



4 Hawthorne Avenue, Scartho, Grimsby, DN33 2NE

Asking price £475,000






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4 Hawthorne Avenue

Scarcho, Grimsby, DN33 2NE

- Exceptional 4 bedroom detached property
- Beautiful, well established private gardens
- Detached 4-car garage & ample parking
- Perfect for schools, local shops & the hospital
- No forward chain
- Generous 1/3 acre plot, on quiet lane
- Three spacious & versatile reception rooms
- Prestigious Scarcho village location
- Gas central heating (new boiler Jan 2026) & double glazing

An exceptional four-bedroom detached residence, with an impressive large garden, on a quiet lane, within the highly regarded village of Scarcho. Very generously proportioned rooms throughout the house make this an ideal family house - with plenty of space for entertaining, both inside and outside.

The entire house is light and bright, benefitting from huge windows throughout, with views onto the wrap-around gardens. Masses of storage and wardrobe space throughout the house.

Large back garden with well-established trees, pretty front garden with herbaceous borders, lots of areas for seating, and space for a large vegetable plot (currently additional lawn).

Positioned in this fantastic and convenient location, the house enjoys close proximity to respected school catchments, an array of amenities, excellent transport links, and Diana Princess of Wales Hospital.

A rare opportunity to acquire an impressive family home in one of the area's most desirable locations.



Living Room	20'0 x 11'11 (6.10m x 3.63m)
Reception Room	13'3 x 11'6 (4.04m x 3.51m)
Dining Room	20'0 x 12'1 (6.10m x 3.68m)
Kitchen / Breakfast Room	17'11 x 16'9 (5.46m x 5.11m)
Study	8'11 x 7'10 (2.72m x 2.39m)
Utility Room	8'0 x 7'10 (2.44m x 2.39m)
Cloakroom	
First Floor Landing	
Bedroom 1	13'5 x 11'0 (4.09m x 3.35m)
En-suite	
Bedroom 2	20'0 x 12' (6.10m x 3.66m)
Bedroom 3	13'0 x 12'1 (3.96m x 3.68m)
Bedroom 4	12'1 x 9'8 (3.68m x 2.95m)



Bathroom

12'0 x 8'0 (3.66m x 2.44m)

Double Garage

Private Driveway

Gardens

Directions

Hawthorne Avenue is a peaceful and quiet location within Scartho (DN33). The area is extremely popular thanks to the many amenities, transport links and great school catchments that are all within close proximity. It is only a short walk to Scartho village centre with its many shops, boutiques, eateries, takeaways and public house. A large Tesco super market is also only a short 5 minute drive away. Schooling is incredibly well served. Educated at Key Stage 2 is provided by either Fairfield Academy or Springfield Primary Academy. Key stage 3 and upwards is provided by the currently 'Outstanding' rated Tollbar Academy. Transport links are also convenient with the A16 being close by, providing ease of access to Grimsby Town Centre and also a short commute to the Historic market town of Louth. There are also regular bus routes that are all within walking distance of the property.

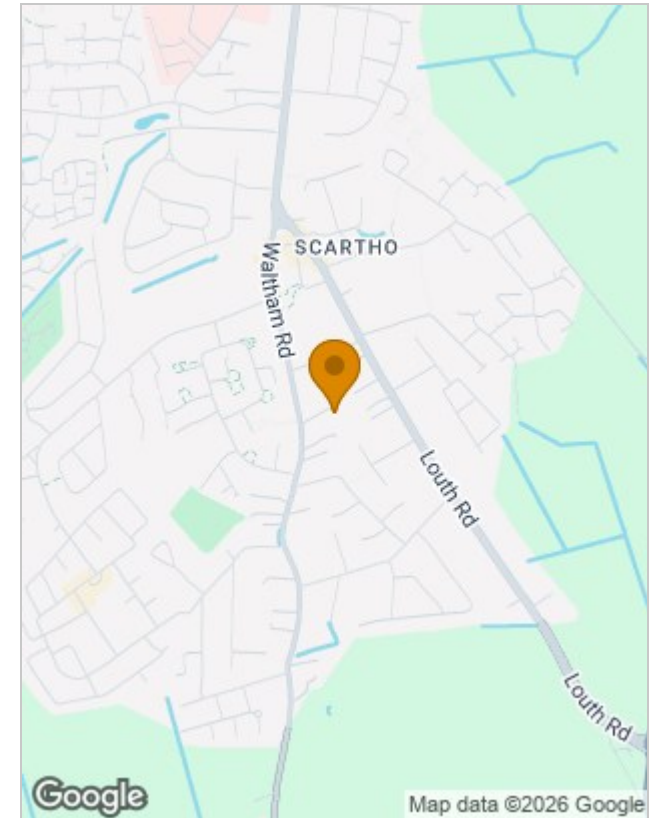




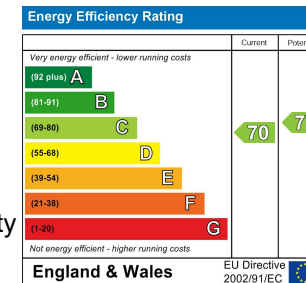
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Farrow Estate Agents Office on 01472 355864 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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