JoWalker

ESTATE AGENTS



20 Pasture Lane

Scartho, Grimsby, North East Lincolnshire DN33 3TF

Situated on the ever popular Scartho Top development is this DETACHED FAMILY HOME which enjoys a southerly aspect enclosed rear garden and has a block paved drive with Garage. Accommodation offers a welcoming Entrance Hall, Cloakroom, Laundry Room/Utility. Generous Living Room, Study/Office, Dining kitchen with Sun Room off. Master bedroom with Ensuite, three further good size bedrooms and a family bathroom. Gas Central Heating System and Double Glazing. Viewing is recommended to appreciate the space of this lovely home.

- IMPRESSIVE DETACHED FAMILY HOME
- OPEN PLAN FRONTAGE AND ENCLOSED SOUTHERLY REAR GARDEN
- BLOCK PAVED DRIVE AND SINGLE GARAGE
- WELCOMING ENTRANCE HALL, CLOAKROOM & LAUNDRY ROOM
- GENEROUS LIVING ROOM & SUN ROOM WITH SEPERATE STUDY/OFFICE
- WELL FITTED MODERN KITCHEN WITH BUILT IN APPLIANCES
- DINING AREA AND SEPERATE SUN ROOM WITH PATIO DOORS TO GARDEN
- MASTER BEDROOM WITH ENSUITE, THREE FURTHER GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING. VIEWING RECOMMENDED







£249,950

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www.joywalker.co.uk

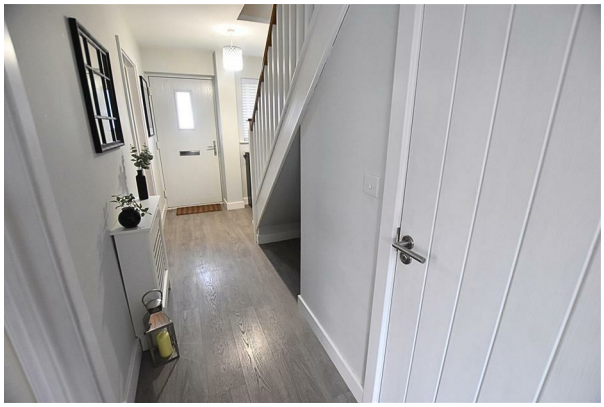
MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
Situated at the front of the property is a pvc door giving access to:-

ENTRANCE HALL
With fashionable grey wood effect laminate flooring. A bright and airy entrance with stair case having spelled balustrade and polished wood handrail. Central heating Radiator.

ENTRANCE HALL





ENTRANCE HALL Additional Photograph

LAUNDRY ROOM
With additional 1/2 glazed door leading to side of property and the driveway. Fitted with a tall utility cupboard and providing space & plumbing for automatic washing machine and tumble dryer space. Useful countertop. Wall mounted Ideal gas central heating boiler. Central heating radiator. Grey laminate flooring.



CLOAKROOM/WC
With white low flush WC and a corner pedestal wash basin. Central heating radiator.



LIVING ROOM

10'11" x 15'10" (widening to 18'0" into bay) (3.33m x 4.84m (widening to 5.49 into bay))

With prominent walk in double glazed bay window to the front aspect. 2 x central heating radiators. Double opening sliding doors to the dining area of the kitchen



DINING KITCHEN

25'3" x 10'0" max (narrowing to 9'0") (7.71m x 3.05m max (narrowing to 2.75m))

Fitted with a good range of wall, base & drawer units in a Cream High Gloss finish with complimentary door furniture. Contrasting work surfacing extending to splash back bar and incorporating a right hand drainer 1.5 bowl stainless steel sink unit. Built in appliances include the integrated fridge & freezer, dish washer, oven, gas hob and extractor unit. Polished ceramic tiled floor. Central heating radiator. 2 x double glazed windows to the rear.



DINING KITCHEN Additional Photograph



OVER VIEW OF SUN ROOM/DINING KITCHEN



CONSERVATORY/SUN ROOM

12'0" x 10'0" (3.67m x 3.06m)

With prominent double glazed window and French doors with twin side lights allow a flood of natural light and give views over the enclosed garden & patio area. Light Oak style laminate flooring. Central heating radiator.



STUDY

8'11" x 6'10" (2.74m x 2.09m)

With double glazed window to the front aspect, central heating radiator.

FIRST FLOOR LANDING

With built in airing cupboard, loft access, central heating radiator

MASTER BEDROOM

14'2" x 10'10" max (4.34m x 3.32m max)

With a range of floor-ceiling wardrobes with triple mirrored sliding doors, central heating radiator. Double glazed window to the front.



ENSUITE

6'9" x 6'3" max (2.07m x 1.92m max)

With corner set shower enclosure, white low flush WC and vanity hand basin in dedicated toiletry surround. Chrome towel radiator. Double glazed window to the front.



BEDROOM 2

13'3" x 10'6" (4.05m x 3.22m)

Double glazed window to the front elevation, central heating radiator



BEDROOM 3

10'10" x 9'0" (3.32m x 2.75m)

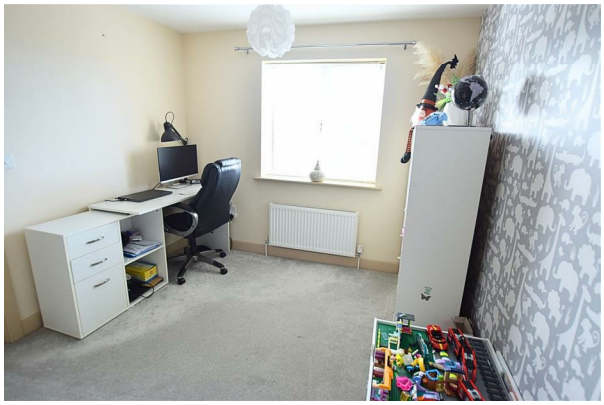
Double glazed window overlooking the rear garden, central heating radiator



BEDROOM 4 (Or alternate Office)

11'10" max (narrowing to 8'9") x 9'1" (3.63m max (narrowing to 2.68m) x 2.77m)

With double glazed window to the rear, central heating radiator



BATHROOM

6'9" x 5'6" (2.06m x 1.70m)

With white suite comprising panelled bath with shower hand set over, low flush WC and vanity hand basin with vanity cupboard below. Cream ceramic tiling to bath and splashback areas. Chrome towel radiator, double glazed window to rear



GARAGE

With white Up & Over door.

GARDEN



GARDEN



OUTSIDE

The property has open plan grassed fore garden, block paved driveway to the side and enclosed rear garden with gated access. The rear is enclosed by timber fencing and has a patio area and a lawned garden.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - E
EPC - TBC

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

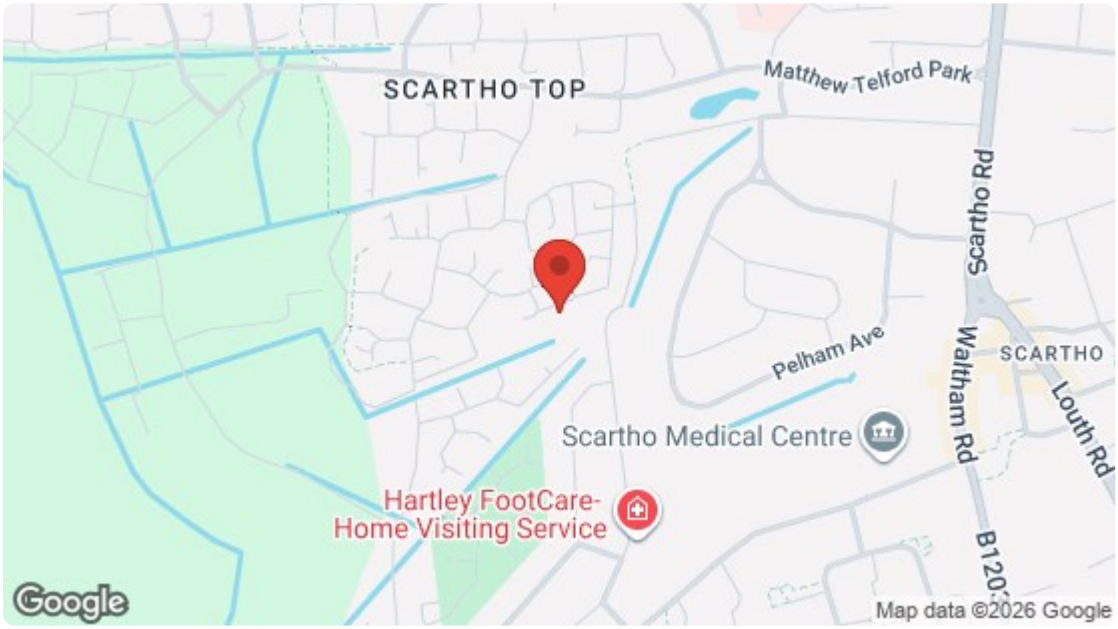
TENURE - FREEHOLD

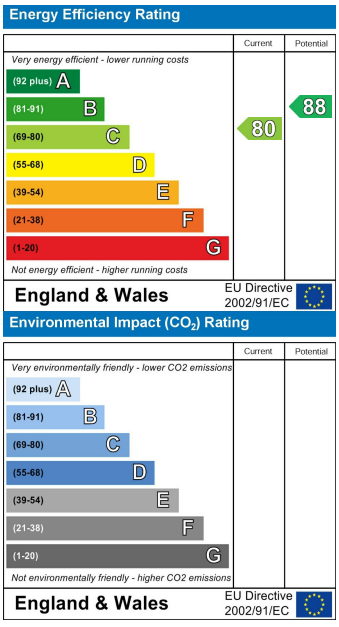
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.



Total floor area 128.0 m² (1,378 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.