Grantham Avenue, Scartho, Grimsby, DN33 2HJ

FOR SALE - £530,000

Canters

Chartered Surveyors

A superb opportunity to acquire this individually designed and built FIVE BEDROOM DETACHED HOUSE occupying a large mature plot found adjacent to open farmland. This colonial style family home offers spacious and flexible accommodation benefitting from Gas Central Heating with Hive system and Double Glazing, having three Reception Rooms, five Bedrooms, Family Bathroom, two En-Suites and a Double Integral Garage. The property occupies sylvan setting found at the end of Grantham Avenue and reached by a long privately lit gravelled drive.

Grantham Avenue is within the suburb of Scartho and is a highly regarded and affluent area located approximately two miles to the south of Grimsby town centre. Originally a village, it contains many amenities including local shops, hot food takeaways, Scartho Medical Centre, Grimsby Ruby Union Football Club and The Rose And Crown public house and is within catchment of well-regarded primary schools and Toll Bar Academy as well as having easy access to Diana Princess of Wales Hospital

Veranda Style Porch Glass panelled Upvc entrance door and matching side panels

Entrance Hall With oak parquet flooring, built in coats cupboard and a separate understairs storage cupboard. Steps lead in through a wide feature arch into the lounge.

Lounge 6.00m x 3.39m This lovely room has a wide and deep bow window overlooking the front garden. Coving to the ceiling. Wood effect flooring and a feature York Stone full height fireplace which divides both this room and the Dining Room.

Dining Room 3.96m x 3.20m With coving to ceiling and window overlooking the rear garden and a door providing access to the kitchen.

Study 3.35m x 3.04m With recessed bookshelf, coving to the ceiling and a door providing access to the integral garage.

Sitting Room 5.02m x 3.92m Found to the rear of the property overlooking the garden and has two Upvc double glazed doors which open out onto the patio. There is a feature marble plinth which incorporates a display television stand with coal effect gas fire. Arched recess display niche and cupboard under. Parquet flooring which continues through from the Hallway.

Kitchen 4.49m x 3.35m Fitted with a range of oak style wall cupboards and base units, included glass fronted, with contrasting worktops incorporating a drainer sink unit complete with a granite 1.5 bowl with an InSinkErator food waste disposer and mixer tap over. Integrated appliances include a double oven, dishwasher and four ring gas hob with extractor over. Tiled floor, coving to the ceiling and downlights. Two Upvc double glazed doors open out into the Conservatory area.

Conservatory 2.97m x 2.65m Having fitted base units with cupboards, contrasting worktops together with a sink unit. This room can also be used as a sitting area and also acts as an extension to the kitchen. Doors provide access to the exterior.

Rear Lobby/Utility Area With tiled floor and recesses for washing machine and tumble dryer. There is a cloakroom off with a concealed cistern WC and vanity style wash hand basin. Tiling to walls and floor. A door leads off the rear lobby to the rear garden.

Stairs lead to landing with built-in airing cupboard. Coving. Spotlighting.

Master Bedroom 6.70m x 4.26m This well-proportioned room has dual aspect windows overlooking the gardens, downlights to the ceiling and coving.

Ensuite Dressing Room With built-in wardrobes and cupboards and matching dressing table and drawers. Spotlighting. Arch leads to Shower Room with white suite of tiled large shower cubicle. Vanity basin with mirror over. Bidet and enclosed w.c. with shelving and cupboards. Coving. Spotlighting. Vertical towel rail/radiator. Recessed mirror backed shelving. Laminate flooring.

Guest Suite 6.02m max x 3.20m max With fitted wardrobes and cupboards and having a recess for a bed. Coving to the ceiling and a window to the rear aspect.

En-Suite Shower Room With suite comprising; corner shower, low flush WC and wall hung wash hand basin. Part panelled walls, coving to the ceiling and a window to the rear aspect.

Bedroom 2 14′ x 12′ (4.26m x 3.65m) with recess for double bed with matching side tables and built-in wardrobes with cupboards over. Separate range of built-in wardrobes. Coving.

Bedroom 3 3.35m x 2.74m With recess and having built in wardrobes. Coving to ceiling and window to front aspect.

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Property Inspected: 17/06/2025

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Bedroom 4 3.27m x 2.81m With coving to ceiling and window to front aspect.

Family Bathroom With suite comprising; panelled bath with combination mixer tap and hand held shower over. Vanity unit comprising concealed cistern WC, bidet, wash hand basin with cupboards below and contrasting worktop. Separate corner tiled shower with electric shower. Coving to the ceiling and downlights. Window to rear aspect.

Outside Undoubtedly one of the stand out features of this superb home is the large, mature, private garden. The property is accessed over a gravelled driveway which we are advised is in the ownership of the property and a right of way is granted over to the next door property. There is a large gravelled driveway suitable for multiple vehicles to the front of the which leads to the double integral Garage (6.10m x 6.10m) having twin up and over electric doors, light and power. The secluded and enclosed grounds are laid predominantly to lawn with many fine young and mature trees and shrubs together with fruit trees. There is a feature pond, patio, outside lights and tap.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'E' NB: This can be reviewed by the Local Authority.

EPC Rating: 'C'

FURTHER INFORMATION AND TO VIEW:
Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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ADDITIONAL PHOTOS & PLANS

Entrance Hall

Lounge

Lounge

Dining Room

Sitting Room

Kitchen

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ADDITIONAL PHOTOS & PLANS

Kitchen

Conservatory

Master Bedroom

En Suite

En Suite Dressing Room

Guest Suite

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ADDITIONAL PHOTOS & PLANS

Bedroom 2

Family Bathroom

Rear Garden

Rear Garden

Pond

Front Garden

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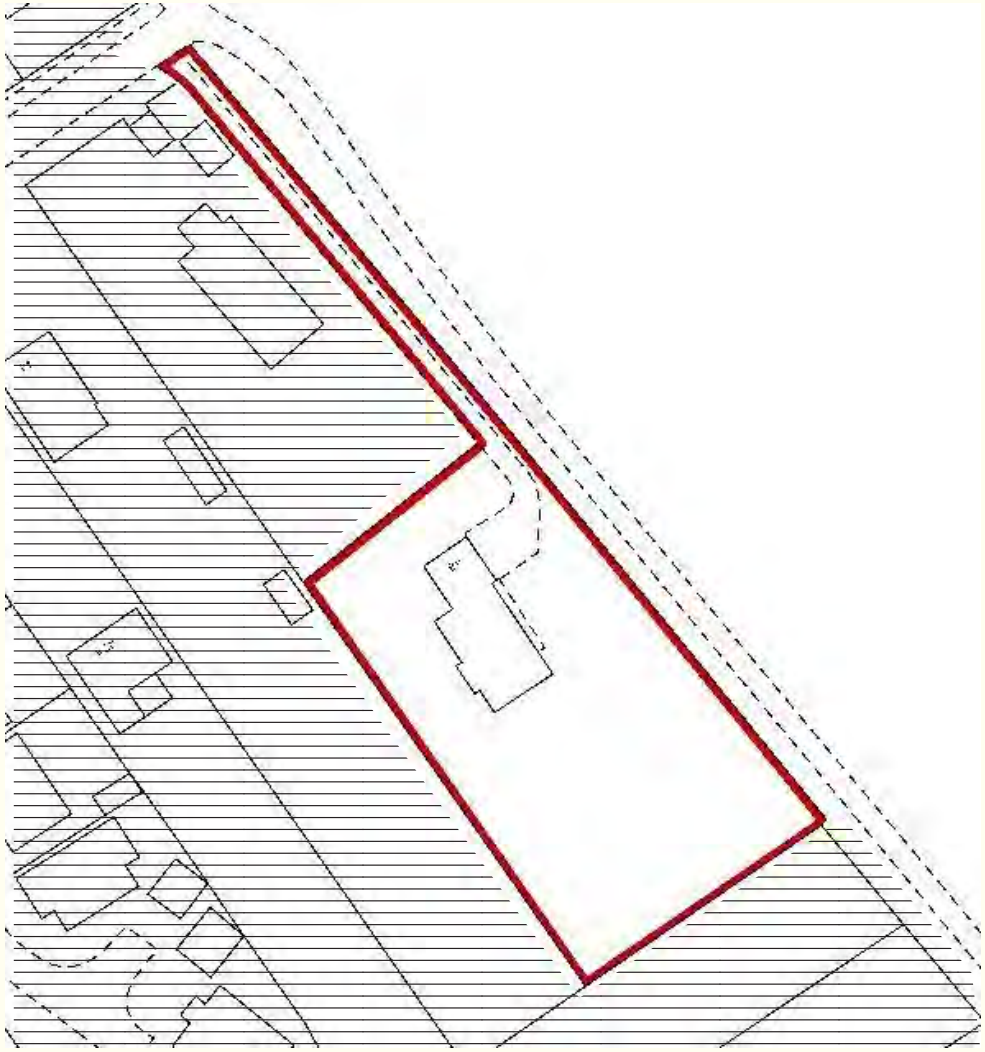
ADDITIONAL PHOTOS & PLANS

Driveway

Driveway

Title Plan



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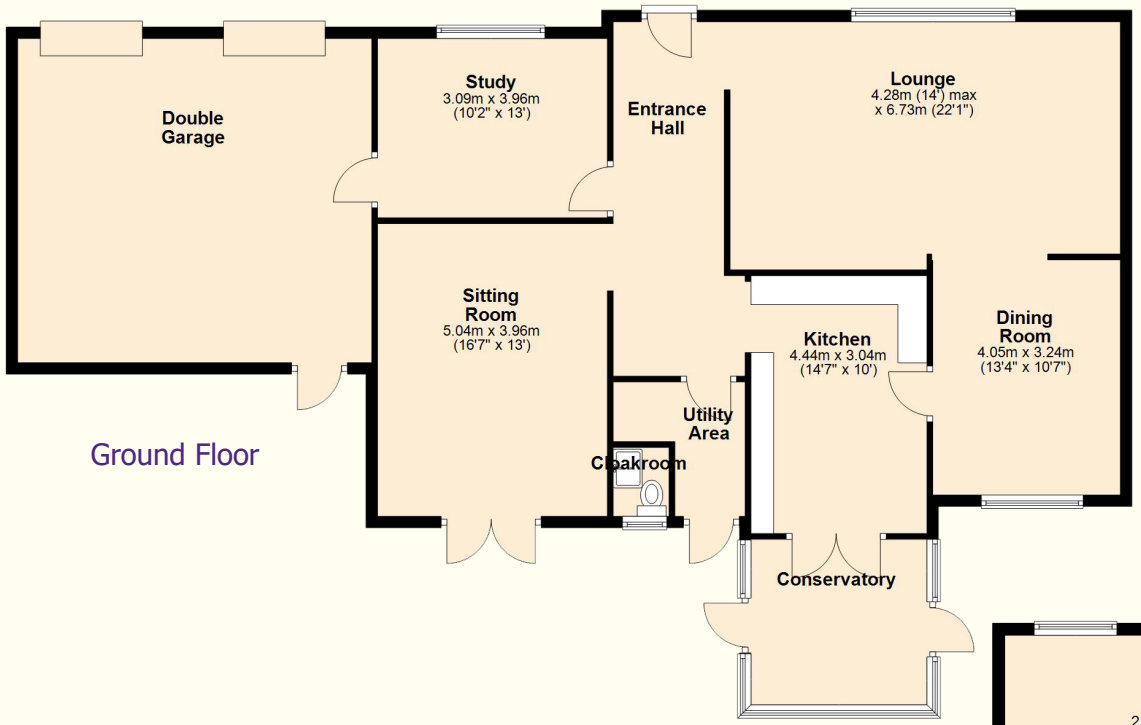

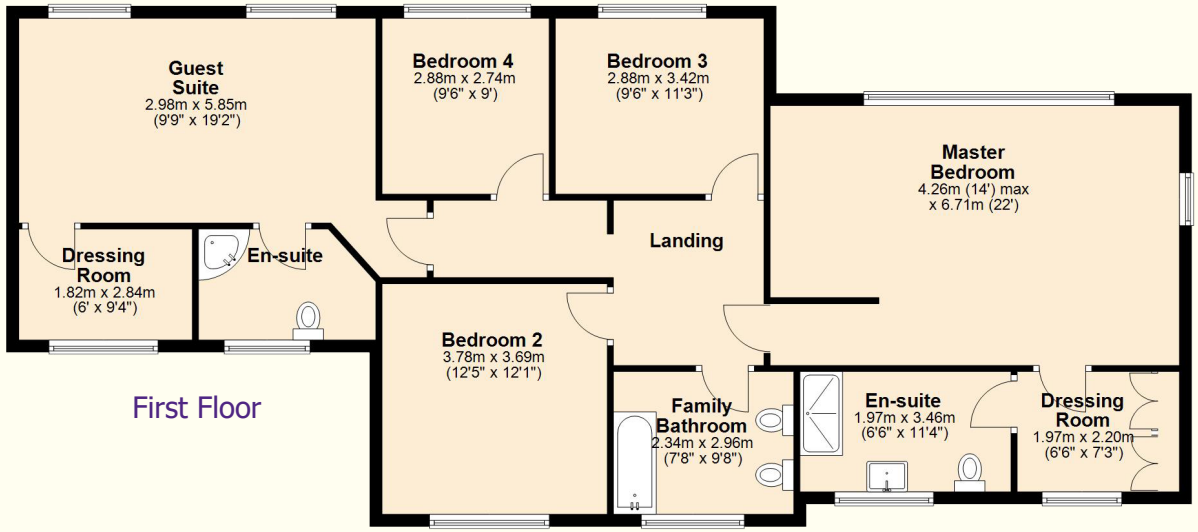

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