ARGYLE
ESTATE AGENTS

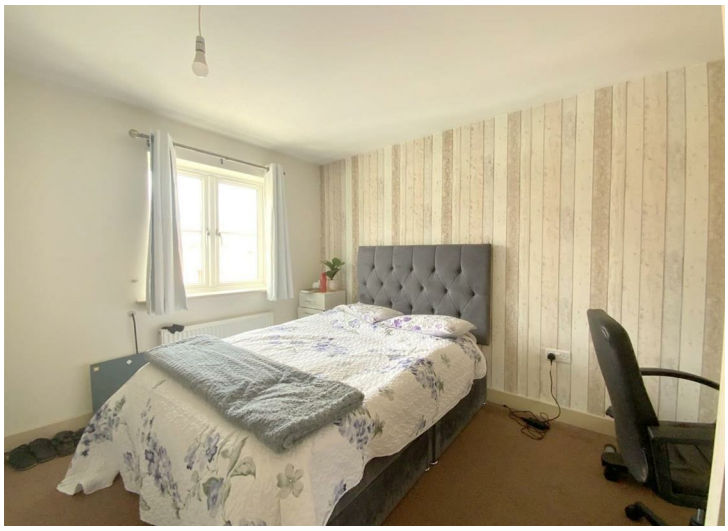
48 Pasture Lane, Scartho Top, North East Lincolnshire, DN33 3TF
£127,500

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Modern Two Bedroom Mid Link Home
- Popular Scartho Top Location
- Spacious Living Room
- Dining Kitchen
- Downstairs WC & First Floor Bathroom
- Two Double Bedrooms
- Low Maintenance Garden
- Driveway & Garage to the Rear

A modern two bedroom mid link home situated in the popular residential area of Scartho Top. Ideally positioned close to a wide range of local amenities, schools, and just a short walk to the Diana, Princess of Wales Hospital.
The accommodation comprises a spacious living room, dining kitchen, downstairs cloak/WC, and to the first floor are two double bedrooms and a bathroom.
Externally, the property benefits from a low maintenance rear garden, along with driveway parking and a single garage.
An ideal opportunity for first time buyers or those seeking a great rental investment.



LIVING ROOM
16'0" x 12'7" (4.89 x 3.84)
Front aspect living room with staircase leading to the first floor.

KITCHEN
12'6" x 12'0" (3.82 x 3.67)
Fitted with a range of modern gloss units, incorporating a built-in oven and gas hob. Gas central heating boiler housed within wall unit.

CLOAKROOM
6'0" x 3'3" (1.85 x 1.01)
Fitted with a WC and hand basin.

FIRST FLOOR

BEDROOM 1
12'5" x 12'0" (3.81 x 3.67)
Front aspect double bedroom with a built-in storage cupboard.

BEDROOM 2
12'5" x 8'9" (3.81 x 2.69)
Rear aspect double bedroom with built-in wardrobes.

BATHROOM
6'10" x 5'6" (2.10 x 1.68)
Fitted with a vanity unit, WC, and a panelled bath with shower over.

TENURE
FREEHOLD

COUNCIL TAX BAND
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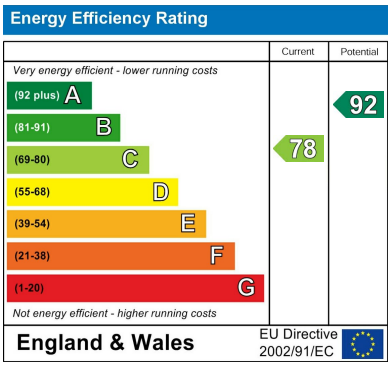

Viewing

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 confirrmed 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