



**5 Sheldon Road, Scartho Top, North East Lincolnshire, DN33 3GA  
£155,000**

### Key Features:

- Modern Three Bedroom End Link Home
- Popular Scartho Top Location
- Rear Aspect Living Room
- Dining Kitchen
- En Suite Shower Room & Family Bathroom
- Downstairs Cloak/WC
- Enclosed Low Maintenance Rear Garden
- Driveway Parking & Garage

Situated in the ever popular area of Scartho Top, this modern three bedroom end link home offers well presented and practical accommodation, ideally suited to first time buyers, downsizers, or professionals alike. Conveniently positioned close to a wide range of local amenities, reputable schools, and just a short walk to the Diana, Princess of Wales Hospital. The accommodation comprises an entrance hall, cloak/WC, dining kitchen, and a rear aspect living room opening onto the garden. To the first floor are three bedrooms including a main bedroom with en suite shower room, together with a family bathroom. Externally, the property benefits from a low maintenance rear garden, along with driveway parking and a single garage.



### ENTRANCE HALL

With understairs storage cupboard providing plumbing for a washing machine and venting for a tumble dryer.

### CLOAKROOM/WC

6'4" x 3'1" (1.95 x 0.95)

Fitted with a WC and hand basin.

### KITCHEN

10'3" x 8'0" (3.14 x 2.44)

A modern fitted kitchen incorporating a built-in double oven/microwave, gas hob, integrated fridge/freezer, and plumbing for a dishwasher. Gas central heating boiler housed within wall unit. Front aspect window.

### LIVING ROOM

15'1" x 13'6" (4.62 x 4.14)

Full width living room with French doors opening onto the rear garden, and staircase leading to the first floor.

### FIRST FLOOR LANDING

With storage/airing cupboard and access to the loft.

### BEDROOM 1

12'9" x 8'5" (3.90 x 2.57)

Rear aspect bedroom.

### EN - SUITE SHOWER ROOM

8'4" x 5'1" (2.56 x 1.56)

Fitted with a shower enclosure, wash basin and WC.

### BEDROOM 2

9'6" x 8'5" (2.91 x 2.57)

Front aspect bedroom.

### BEDROOM 3

7'4" x 6'3" (2.24 x 1.93)

Versatile rear aspect bedroom.

### BATHROOM

6'8" x 6'4" (2.04 x 1.95)

Fitted with a wash basin, WC and panelled bath with shower over.

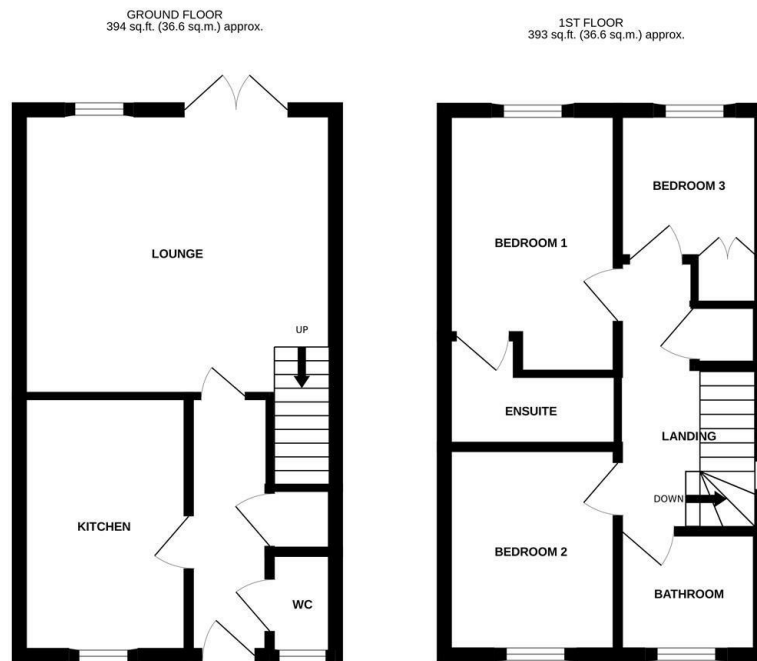
### TENURE

FREEHOLD

### COUNCIL TAX BAND

B





TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix i2305.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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