



10 Foxtail Close, Scartho, North East Lincolnshire, DN33 3BF
£265,000

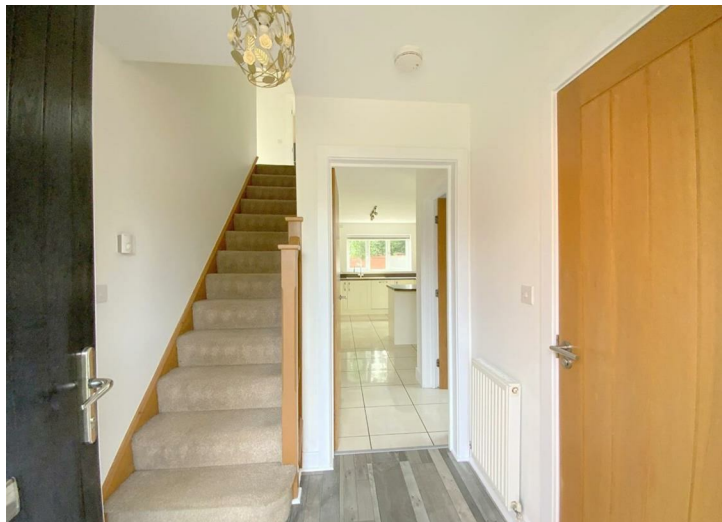
Key Features:

- Four Bedroom Detached Home
- Popular Residential Location
- Spacious & Versatile Family Accommodation
- Open Plan Kitchen/Dining Room
- Main Bedroom with En Suite
- Driveway Parking & Garage
- Private Rear Garden
- No Forward Chain

Set within a quiet cul-de-sac on the popular Springfield Park development, this modern four bedroom detached home offers spacious and versatile family accommodation, in this ever-popular residential area. Built in 2015, the property is neutrally presented throughout and provides an excellent blank canvas for its next owners. The ground floor flows well, with the front lounge opening into the dining area and the adjoining kitchen creating an open and sociable central space. The kitchen is fitted with shaker style units and integrated appliances including an oven, gas hob, fridge/freezer and dishwasher, while the dining area continues through to the sun room overlooking the rear garden. A separate utility room provides space for laundry appliances, with a cloak/WC positioned off the entrance hall.

The first floor offers four well-proportioned bedrooms, including a main bedroom with an en suite shower room. Three of the bedrooms include built-in mirror-fronted wardrobes, while the family bathroom is fitted with a shower over the bath. Outside, a block paved driveway provides off-road parking and leads to the attached garage. The rear garden offers a pleasant outdoor space with a good degree of privacy and benefits from not being directly overlooked.

Scartho offers a wide range of local amenities, together with convenient access to Diana, Princess of Wales Hospital and highly regarded schools. Offered for sale with no forward chain.



LOUNGE
16'2" x 10'7" (4.93 x 3.24)

CLOAKROOM
4'9" x 3'10" (1.47 x 1.19)

KITCHEN
15'2" x 11'11" (4.63 x 3.64)

DINING AREA
11'4" x 9'0" (3.47 x 2.75)

SUN ROOM
12'0" x 10'0" (3.67 x 3.06)

UTILITY
5'6" x 4'10" (1.68 x 1.48)

FIRST FLOOR

BEDROOM 1
12'2" x 10'10" (3.73 x 3.31)

EN SUITE
6'3" x 5'8" (1.93 x 1.74)

BEDROOM 2
12'2" x 8'10" (3.73 x 2.71)

BEDROOM 3
11'1" x 8'3" (3.38 x 2.53)

BEDROOM 4
8'10" x 7'6" (2.71 x 2.31)

BATHROOM
6'8" x 5'6" (2.04 x 1.68)

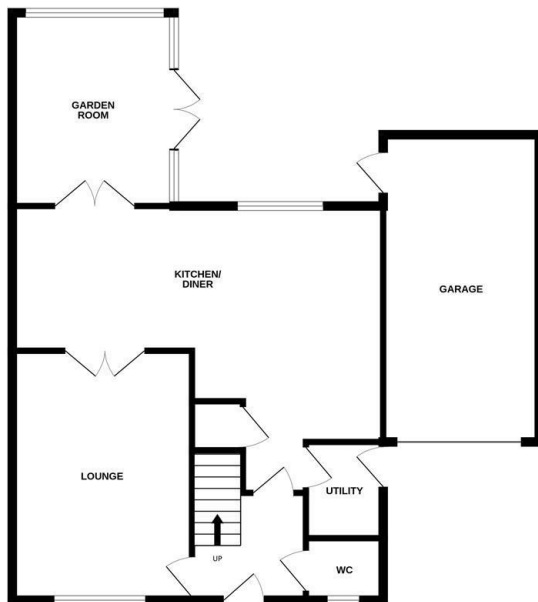
GARAGE
18'7" x 9'8" (5.67 x 2.95)

COUNCIL TAX BAND
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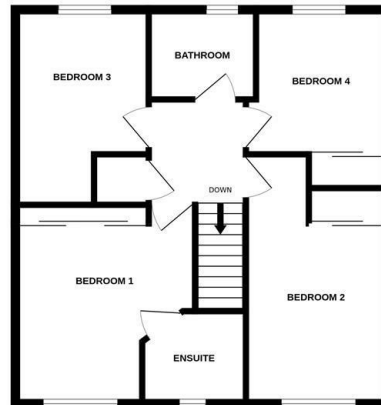
TENURE
FREEHOLD



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

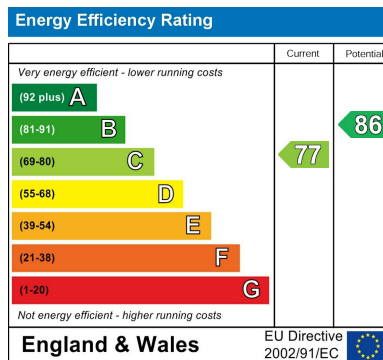


1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1442 sq.ft. (134.0 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.
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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 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