



46 Fenwick Road, Scartho Top, North East Lincolnshire, DN33 3SJ
£220,000

Key Features:

- Three Bedroom Detached Home
- Popular Scartho Top Location
- Spacious Living Room
- Modern Open Plan Kitchen Diner
- Downstairs Cloak/WC
- Three Double Bedrooms
- En Suite Shower Room and Family Bathroom
- Excellent School Catchment

Situated in the ever popular area of Scartho Top, this three bedroom detached home offers ideal family accommodation, within the catchment of excellent schools and close to a wide range of local amenities. Well presented, the property features modern interior decor, and comprises a front entrance porch, spacious living room, an open plan kitchen diner, and a downstairs cloak/WC. Upstairs, are three double bedrooms including the main bedroom with an en suite shower room, together with a family bathroom. Outside, the property benefits from a double width driveway with access to the integral garage, and an enclosed low maintenance rear garden, laid to artificial lawn with a patio area.



ENTRANCE PORCH

Accessed via a composite front entrance door.

LIVING ROOM

17'8" x 11'10" (5.39 x 3.63)

A bay fronted living room, with feature wood panelled media wall, and useful built-in storage cupboard.

KITCHEN DINER

21'5" x 11'4" (6.53 x 3.46)

Fitted with a range of white gloss units and contrasting worktops incorporating a stainless-steel sink. Integrated appliances including a dishwasher, built-in oven, and gas hob with extractor over. The space is well lit by two Velux windows and a rear aspect window, while the dining area features French doors opening onto the garden.

CLOAKROOM/WC

4'7" x 3'1" (1.41 x 0.95)

Fitted with a pedestal hand basin and WC.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'8" x 11'6" (3.56 x 3.51)

To front aspect.

EN-SUITE

6'9" x 5'10" (2.07 x 1.78)

Fitted with a shower enclosure, pedestal basin, heated towel rail, and WC.

BEDROOM 2

12'4" x 8'2" (3.76 x 2.50)

To rear aspect.

BEDROOM 3

9'7" x 8'5" (2.93 x 2.57)

To front aspect.

BATHROOM

7'1" x 5'8" (2.16 x 1.75)

Fitted with a pedestal basin, WC, heated towel rail, and panelled bath with overhead shower

GARAGE

16'4" x 8'11" (5.00 x 2.73)

An integral garage, with electric operated roller door.

TENURE

FREEHOLD

COUNCIL TAX BAND

C





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

